

STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 360-2021

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
CLARK COUNTY ZONING MAP ON RECOMMENDATION BY THE
CLARK COUNTY PLAN COMMISSION**

WHEREAS, the Board of Commissioners of Clark County, Indiana (the “Board”), is the executive body of Clark County Government pursuant to the provisions of Ind. Code § 36-2-2-2; and,

WHEREAS, the Board is also the legislative body of Clark County Government pursuant to the provisions of Ind. Code 36-1-2-9; and,

WHEREAS, the Clark County Plan Commission has advisory authority regarding zoning pursuant to Ind. Code 36-7-4, *et al*; and,

WHEREAS, on the 13th day of October, 2021, the Clark County Plan Commission passed Resolution 10-2021, (see the said Resolution 10-2021 attached hereto as **Exhibit “A”**) to reclassify certain property on the County’s zoning maps as identified in the said Resolution.

NOW, THEREFORE, BE IT ORDAINED by the Board of Clark County Commissioners as follows:

1. That the Clark County Plan Commission Resolution 10-2021, dated October 13, 2021, as attached hereto, is hereby approved, and the County’s zoning maps are reclassified pursuant to the attached Resolution.

2. This Ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Board.

So Ordained this 9th day of December, 2021.

Members voting "NO":

Members voting "YES":

Jack Coffman, Commissioner

Jack Coffman, Commissioner

Bryan Glover, Commissioner

Bryan Glover, Commissioner

Connie Sellers, Commissioner

Connie Sellers, Commissioner

Attested by:

Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 10-2021

WHEREAS, the Clark County Plan Commission met on October 13, 2021, and heard the Petition of 2021-13-PC: Zone Map Amendment, asking the property known by its parcel no as 10-16-00-300-530.000-036 (Approx. 1 acre), be reclassified from C - Conservancy to B2 -General Business District for a museum and event space, at 125 E Main Street, Borden, IN 47106.

WHEREAS, the Plan Commission heard the presentation of the Petitioner(s) and the objections, comments, remonstrations, and other relevant information presented by those in attendance at the hearing, if any:

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission as follows, after giving reasonable regard to the factors set forth in I.C. 36-7-4-603:

1. The Petition to rezone the real estate described in Exhibit A was heard after notice to interested persons was properly given in accordance with the ordinance and Indiana Law;
2. The Plan Commission heard and received the relevant evidence presented and deliberated on such evidence in a public meeting; and
3. The Plan Commission recommends to the Board of Commissioners of Clark County with a 7 - 0 vote as follows:

 X FAVORABLE RECOMMENDATION: The real estate described at Parcel No 10-16-00-300-530.000-036; 125 E Main Street, Borden, IN 47106 SHOULD be reclassified from C - Conservancy to B2 - General Business District.

 UNFAVORABLE RECOMMENDATION: The real estate described at Parcel No 10-16-00-300-530.000-036; 125 E Main Street, Borden, IN 47106 should NOT be reclassified from C - Conservancy to B2 - General Business District.

 NO RECOMMENDATION: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITHOUT RECOMMENDATION.

 CONDITIONS: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITH CONDITIONS to include: None



Dated this 13th day of October, 2021.

I hereby certify this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on October 13, 2021.

"Aye"



Michael Killen, President

"Nay"

Michael Killen, President



David Blankenkemper

David Blankenkemper

Dan Callahan



Kevin Christman

Dan Callahan

Kevin Christman

Wally Estes

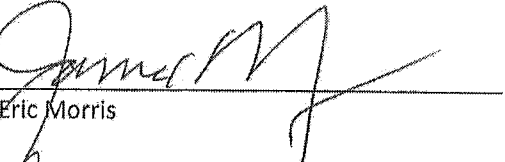


Bart Meyer

Wally Estes

Bart Meyer

Eric Morris



Eric Morris

Eric Morris

Janne Newland



Janne Newland

Janne Newland

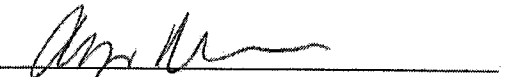
Connie Sellers



Connie Sellers

Connie Sellers

ATTEST:



Secretary or Executive Director

EXHIBIT A

PC Form 1: Application Form

For Office Use Only	
Petition #	_____
Fee	_____
Filing Date	_____
Hearing Date	_____
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Checkpoint Agencies Review
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable <input type="checkbox"/> No Rec.
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/ commitments/conditions
<input type="checkbox"/> Denied	

This application is being submitted for (check all that apply):

- Minor Residential Subdivision Development Plan
 Primary Plat Zone Map Change
 Secondary Plat PUD District

APPLICANT INFORMATION

Full Legal Name: <u>Wood Township Trustee</u>			
Street Address: <u>125 E. Main St</u>			
City, State, Zip: <u>Borden, IN 47106</u>			
Applicant is (choose one): Corporation LLC Partnership Individual(s) <input checked="" type="checkbox"/> Other (specify) <u>Government</u>			
Primary Contact Person	Name: <u>Renie Coffman</u>	Phone: <u>502.552.5712</u>	Email: <u>Renie.Coffman@aol.com</u>
Surveyor/Engineer	Name: <u>N/A</u>	Phone:	Email:
Will the Project Use A Temporary Work Trailer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

PROPERTY OWNER INFORMATION

Full Legal Name: <u>Wood Township</u>			
Street Address: <u>SAME</u>			
City, State, Zip:			
Phone:	Email:		
Property Owner is (choose one): Corporation LLC Partnership Individual(s) <input checked="" type="checkbox"/> Other (specify) <u>Government</u>			

PROPERTY INFORMATION

10-digit Parcel Number: <u>10-16-00-300-530-000-036</u>	
Property Address (Actual/approximate address or location from major streets): <u>125 E. Main St. Borden</u>	
County Road Serving Property: <u>Main Street</u>	Township: <u>Wood</u>
Subdivision Name (if applicable): <u>N/A</u>	Lot Number(s) (if applicable): <u>N/A</u>
Total Acreage: <u>1.00</u>	Property Located in Floodway or Floodplain: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Development will be served by: Septic <input type="checkbox"/> Sewer (specify provider: _____) <u>Borden Sewer</u>	
Current Zoning of Subject Property: <u>"VC"</u>	Current Use of Subject Property: <u>Event Space / Play Ground</u>
Proposed Zoning: <u>B2</u>	Proposed Land Use: <u>Additional Museum</u>

CONSENT OF PROPERTY OWNER(S): Complete if the applicant is different from the property owner

I (we), <u>Renie Coffman</u> , after being first duly sworn, depose and say that I/we are the owner(s) of the real estate located the above address; that I/we have read and examined the Application, and are familiar with its contents; that I/we have no objection to and consent to such request as set forth in the application; and that such request being made by the applicant (_____) is (is not) a condition to the sale or lease of the above referenced property.	
Property Owner(s): <u>Renie Coffman</u>	Printed Name(s): <u>Renie Coffman</u>
Date: <u>7-8-21</u>	
Notary Public's Name (printed):	Signature of Notary:
My Commission Expires:	Subscribed and sworn to before me this ____ day of _____, 20____.
State/County of Residence:	

NOTARIZATION: The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant: <u>Renie Coffman</u>	Date: <u>7-8-21</u>
Notary Public's Name (printed):	Signature of Notary:
My Commission Expires:	Subscribed and sworn to before me this ____ day of _____, 20____.
State/County of Residence: <u>Signed in office</u>	

Clark County, IN

125 EAST MAIN STREET, BORDEN, IN 47106
10-16-00-300-530.000-036



Parcel Information

Parcel Number: 10-16-00-300-530.000-036

Alt Parcel Number: 16-00002-002-0

Property Address: 125 EAST MAIN STREET
BORDEN, IN 47106

Neighborhood: new providence town commercial # 1
- 036

Property Class: Exempt, Township

Owner Name: WOOD TWP

Owner Address: 24406 TOM EVANS RD
BORDEN, IN 47106

Legal Description: PT LOTS 1-4

Taxing District

Township: WOOD TOWNSHIP

Corporation: HENRYVILLE-BORDEN SCHOOLS

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
11	1.0	



The Historic Borden Museum & Township Park
125 E Main Street | Borden, IN 47106

Wood Township Trustee
"Renie" Irene Coffman
24406 Tom Evans Rd
Borden, IN 47106

Narrative for Petition #2021-13 PC

Zoning change of "C" Conservancy to "B2" to accommodate proposed building.

Wood Township owns a one acre parcel at 125 E Main Street, Borden, Indiana. The property is known as the Township Park and the Historic Borden Museum built in 1900 (and two adjoining rooms built in 1820) is situated on the South East corner of this parcel. A new playground was positioned on the North West Corner of said parcel in 2019.

Wood Township is proposing construction of a multi-use building East of the playground, size appropriate for space and zoning regulations.

Under consideration are two options.

1. The Town of Clarksville has offered Wood Township a metal building 50 feet wide by 115 feet long and 27 feet high. The building length can be reduced in 15 foot increments to maintain the zoning regulations. The building would be taken down in Clarksville and reassembled on said parcel as a multi-use facility with the Borden Historic Society taking permanent residence there. Wood Township has proposed to the Historical Society that the Township would offer a permanent space for their organization to store and display historic items of interest. The Borden Historical Society will sell their current real estate and contribute all funds to Wood Township to be used towards a new building on the Wood Township property. The Wood Township Board has approved an investment of \$100,000 towards this project. Plans are for handicap accessible restrooms on the West end of the building and a covered porch area to be used as shelter for the playground. This building will run parallel with the North parking lot which has ample (98) parking spaces.
2. If time and circumstances are not possible for Wood Township to move the building from Clarksville to said site, Wood Township would construct a smaller building with the building having the porch, restrooms accessible to park visitors and the permanent relocation of the Borden Historic Society. This building would be multi-use for our community to rent and use.

We are requesting a zone change from "C" Conservancy to "B2" so construction can take place.

Thank YOU!