

MONROE COUNTY BOARD OF COMMISSIONERS

Date to be heard: December 5, 2018

Item for Formal Meeting?   
(Ex: Routine items, continuing grants)

OR

Item for Work Session / Discussion   
(Ex: Public interest items, Ordinance changes, new grants and grants that add personnel)

Title of item to appear on the agenda:  
*Include VENDOR's Name in title if appropriate*

2018-34  
Highlands Subdivision Planned Unit Development  
(PUD) Outline Plan Amendment for Parcel 'E'

*All Grants must complete the following*

Is this a grant request? Yes

New Grant to the County? Yes

Grant Type:

Reimbursement/Drawdown

Up Front Payment

County IS Pass Through

Federal Agency:

Federal Program:

CFDA #

Federal Award Number and Year:

*Or other identifying number*

Pass Through Entity

**Amount Received**

Federal:

State:

Local Match:

Total Received:

**Contracts/Agreements/MOU- Interlocal/Ordinance/Resolution/Grant item:**

Fund Name:

Amount:

Fund Number:

Executive Summary:

This request is to amend the Highlands Subdivision Planned Unit Development Outline Plan (Ordinance No. 96-05) of the Monroe County Zoning Ordinance for Parcel 'E' to reduce the required front yard setback from 25 feet to 15 feet. The property totals 12.67 +/- acres, located at S Rockport RD (Parcel No. 53-08-17-100-102.099-008) in Perry Township, Section 17, zoned PUD.

Person Presenting: Jordan Yanke

Department: Planning Department

Attorney who reviewed: David Schilling  
*County Legal Review required prior to submission of this form for all contracts*

Submitted by: Jordan Yanke

Date: October 26, 2018

Each agenda request and all necessary documents to the Auditor's Office (Anita Freeman) at: [afreeman@co.monroe.in.us](mailto:afreeman@co.monroe.in.us) AND to the Commissioner's Office e-mail: [Commissionersoffice@co.monroe.in.us](mailto:Commissionersoffice@co.monroe.in.us)

**ORDINANCE NO. 2018-34**

**Highlands Subdivision Planned Unit Development (PUD) Outline Plan Amendment for Parcel 'E'**

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997, which ordinance and maps are incorporated herein; and,

Whereas, a certain "amendment" was proposed to the Highlands Subdivision Planned Unit Development Outline Plan, which were deemed necessary and advisable to address existing land use trends and to promote the public health, safety, and welfare;

Whereas, the Plan Commission advertised for and conducted a public hearing on the proposed amendment;

Whereas, following the public hearing, the Plan Commission voted to forward the amendment to the Board of Commissioners with a favorable recommendation;

Whereas, the Plan Commission certified the amendment and its recommendation thereon to the Board of Commissions for consideration pursuant to Indiana Code Sections 36-7-4-602 through 605;

Whereas, in accordance with Indiana 5-14-1.5-5, the Board of Commissioners provided public notice on its intention to consider the amendment in ordinance form during its December 5, 2018 meeting, and accepted public comment on the proposed amendment during its December 5, 2018 meeting;

Whereas, the Board of Commissioners finds that the amendment, if adopted, would reasonably and efficiently advance the statutorily recognized zoning ordinance purposes, which include, among other purposes, the promotion of the health, safety, morals, convenience, order, and general welfare of the citizens of Monroe County, Indiana, and that the amendment should be adopted;

Whereas, the Board of Commissioners finds and confirms that in the preparation and/or consideration of the amendment, both the Board of Commissioners and the Plan Commission gave reasonable regard to: the Comprehensive Land Use Plan of Monroe County, Indiana; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth;

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

**SECTION I.**

The Highlands Subdivision Planned Unit Development Outline Plan (Ordinance No. 96-05) of the Monroe County Zoning Ordinance is amended for Parcel 'E' to reduce the required front yard setback from 25 feet to 15 feet. The property totals 12.67 +/- acres, located at S Rockport RD (Parcel No. 53-08-17-100-102.099-008) in Perry Township, Section 17, zoned PUD.

**SECTION II.**

The following conditions of approval shall apply to this petition:

- 1) A written commitment be submitted by the petitioner to implement actions recommended in the Geotechnical Report prepared by Alt & Witzig Engineering, Inc. dated July 20, 2018;
- 2) A written commitment be submitted by the petitioner including a maintenance agreement regarding stormwater/drainage improvements on the petition site;

**SECTION III.**

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this 5<sup>th</sup> day of December, 2018.

OFFICE OF  
MONROE COUNTY PLAN COMMISSION  
501 N Morton Street, Suite 224  
BLOOMINGTON, IN 47404

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

CERTIFICATION

I, Larry Wilson, hereby certify that during its meeting on October 18<sup>th</sup>, 2018 the Monroe County Plan Commission considered Petition No. 1807-PUO-02 for an amendment (Ordinance No. 2018-34) to the Monroe County Zoning Ordinance and made a positive recommendation to approve thereon, based on the findings, conditions, and Public Works Department reports, with a vote of 7-1.

This proposed amendment is being forwarded for your consideration pursuant to I.C. 36-7-4-605(a).



\_\_\_\_\_  
Larry Wilson  
Planning Director

10/26/2018

Date

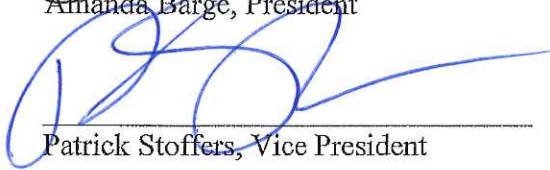


BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes



Amanda Barge, President



Patrick Stoffers, Vice President



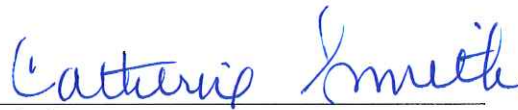
Julie Thomas

"No" Votes

Amanda Barge, President

Patrick Stoffers, Vice President

Julie Thomas



Attest:

Catherine Smith, Monroe County Auditor