

ORDINANCE NO. 2022-01

**AN ORDINANCE REZONING CERTAIN LANDS WITHIN
THE JURISDICTION OF THE TOWN OF FERDINAND**

WHEREAS, a petition has been filed with the Advisory Plan Commission for the Town of Ferdinand by Andrea, Scott and Charlotte Schnaus requesting that certain lands within the jurisdictional area of the Town of Ferdinand, commonly known as and located at 132 and 122 E. 13th Street in Ferdinand, Indiana, be rezoned from (R-1) Residential to (B-2) Commercial, said real estate being more particularly described as follows:

A part of the Southeast Quarter of the Northwest Quarter of Section 28, Township 3 South, Range 4 West, described as follows:

Beginning on the West line of Lot 5 in the Original Town of Ferdinand at a point 45 feet North of the southwest corner thereof; thence North 10 feet on the extension North of said lot line; thence easterly 99 feet along the South boundary of the Alois Niehaus tract to a point on the extension thereof of the East line of said Lot 5 at a point 72 feet North of the southeast corner thereof; thence South 10 feet along said lot line extension; thence westerly 99 feet to the point of beginning, and containing 0.02 acre, more or less.

Also, part of Lot No. 20 in the Original Town of Ferdinand, Indiana, more particularly described as follows: Commencing at a point which is the northwest corner of said lot, thence running in a southerly direction along the West line of said lot 79 feet, thence running in an easterly direction parallel with the South line of said lot 20 feet, thence running in a southerly direction parallel with the West line of said lot 20 feet, thence running in an easterly direction along the South line of said lot 70 feet, thence running in a northerly direction along the East line of said lot 99 feet, thence running in a westerly direction along the north line of said lot 99 feet to the point of beginning.

Also, part of Lot No. 5 in the Original town of Ferdinand, Indiana, more particularly as follows: Commencing at a point on the West line of said lot which is 45 feet northerly from the southwest corner of said lot, thence running southerly along the West line 45 feet,. thence running easterly along the South line of said lot 99 feet, thence running northerly along the East line of said lot 62 feet, more or less, to the quarter-quarter section line, thence running West along said line to the place of beginning.

More commonly known as 132 East 13th Street, Ferdinand, IN 47532.

Part of Lot Number Twenty (20) in the Original Town of Ferdinand, Indiana, described as follows:

Commencing on the southwest corner of said Lot, thence running north twenty (20) feet, thence running east twenty (20) feet, thence running

south twenty (20) feet, thence running west twenty (20) feet to the place of beginning.

More commonly known as 122 East 13th Street, Ferdinand, IN 47532.

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand held a public hearing on the 15th day of December 2021 at the hour of 7:00 p.m. pursuant to notice posted and published according to law; and

WHEREAS, the Advisory Plan Commission for the Town of Ferdinand has favorably recommended to the Town Council that the above-described real estate should be rezoned from (R-1) Residential to (B-2) Commercial; and

WHEREAS, the Town Council has given reasonable regard to the Comprehensive Plan, current conditions, the character of current structures, the character of current uses, the most desirable use which lands are adapted, conservation of property values, and responsible development and growth.

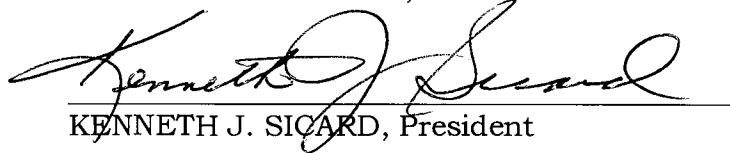
NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Ferdinand, as follows:

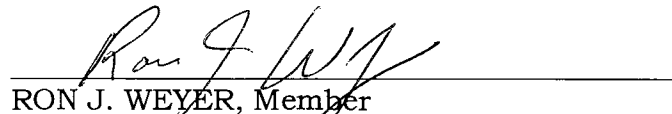
SECTION I: The real estate described above is hereby rezoned and reclassified from (R-1) Residential to (B-2) Commercial and the map entitled Zoning Town of Ferdinand, Indiana which is a part of the Zoning Ordinance of the Town of Ferdinand, is hereby amended accordingly.

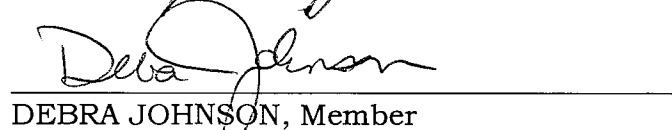
SECTION II: This Ordinance shall become effective and shall be in full force and effect from the date hereof.

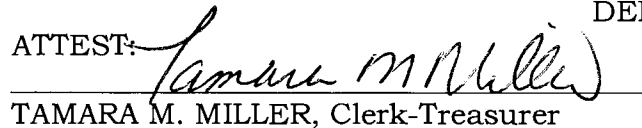
PASSED AND ADOPTED BY THE TOWN COUNCIL THE TOWN OF FERDINAND, this 19 day of January, 2022.

TOWN COUNCIL OF THE
TOWN OF FERDINAND, INDIANA


KENNETH J. SICARD, President


RON J. WEYER, Member


DEBRA JOHNSON, Member

ATTEST: 
TAMARA M. MILLER, Clerk-Treasurer