

202001124
03/02/2020 02:30:41 PM
RECORDER OF DEKALB CO, IN
KATIE FIRESTONE
RECORDED AS PRESENTED
FEE AMOUNT: 0.00

RESOLUTION: 2020 - R - 5
ORDINANCE: UDO - 61
ZONE MAP AMENDMENT LOCATED ON:
3210 COUNTY ROAD 00 N, ASHLEY, INDIANA

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, DeKalb County has adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the zone maps according to IC 36-7-4-608, and Section 9.06 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission, in accordance with law, held a public hearing on February 19, 2020 to consider the Zone Map Amendment for approximately 7.11 acres on the property generally located on 3210 County Road 00 N, Ashley, Indiana and voted to certify a favorable recommendation to the DeKalb County Board of Commissioners; and

WHEREAS, The proposed zoning will be changed from A2 - Agricultural to I2 - Low Intensity Industrial; and

WHEREAS, Said certification has been duly considered by the DeKalb County Board of Commissioners and the Zone Map Amendment is deemed to be in the public interest; now therefore, be it

ORDAINED by the Board of Commissioners of DeKalb County, Indiana that the District Zone Map adopted as a part of the DeKalb County Unified Development Ordinance, as amended, is hereby amended to include:

SECTION 1: To change the zoning classifications of approximately 7.11 acres on the property generally located on 3210 County Road 00 N, Ashley, Indiana from A2 - Agricultural to I2 - Low Intensity Industrial; and



LOCATION MAP:



Red Outline: Subject Site

EXISTING ZONING MAP:



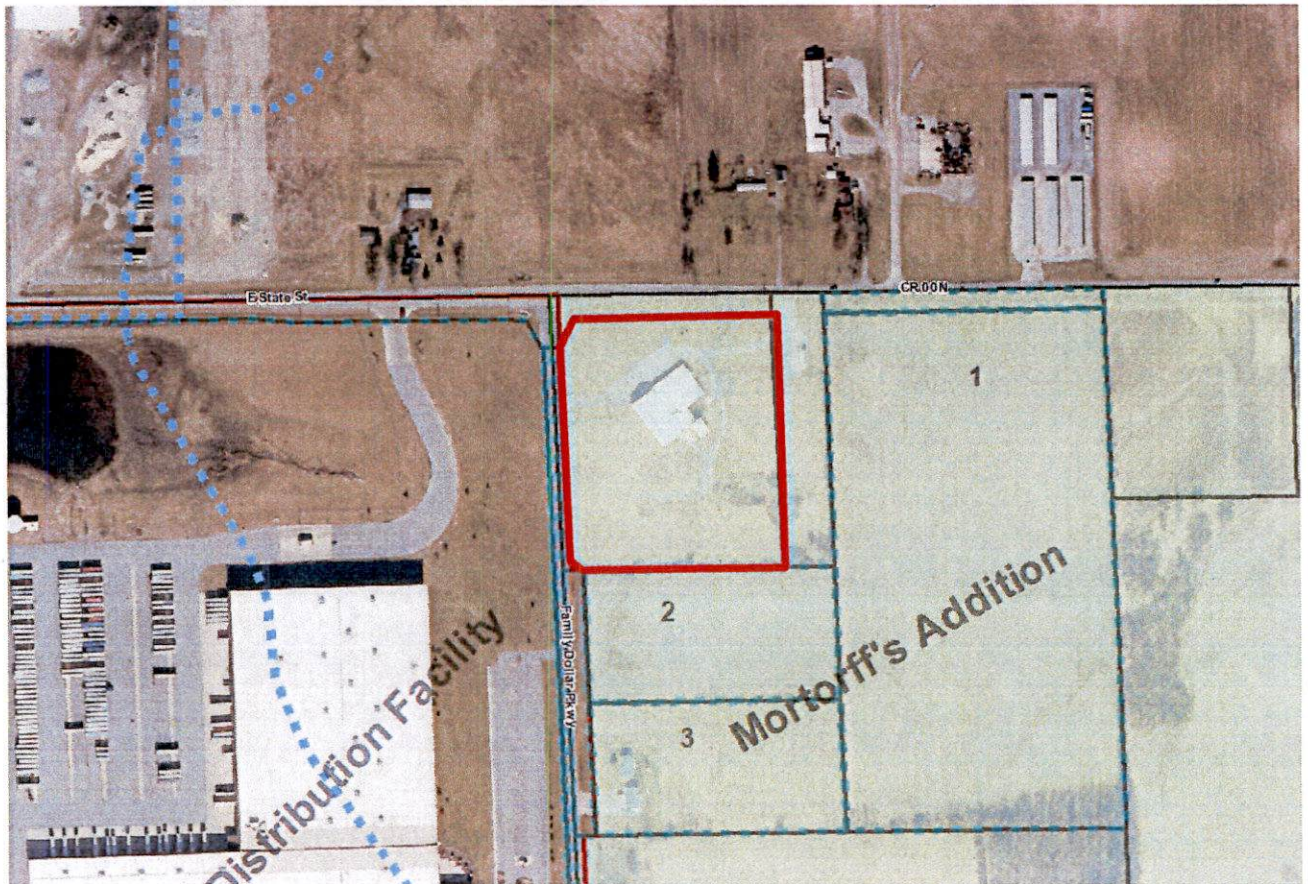
Green: A2, Agricultural

North (Steuben County): A, Agriculture & I1, Low Intensity Industrial & I2, High Intensity Industrial

West (Town of Ashley): Industrial

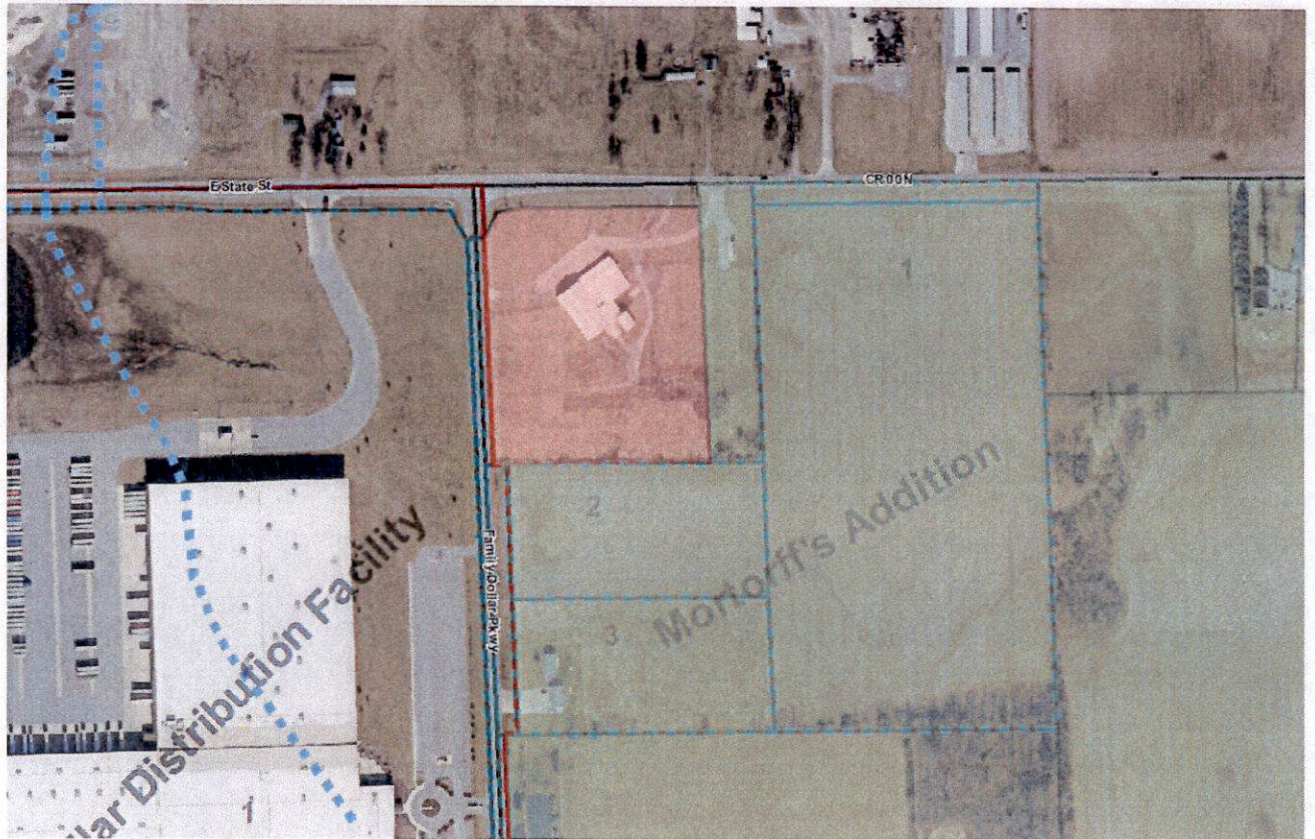
Red Outline: Subject Site (A2 - Existing)

FUTURE LAND USE MAP:



Green: Mixed Agricultural/Rural Residential
Red Outline: Subject Site

PROPOSED ZONING MAP:



Green: A2, Agricultural

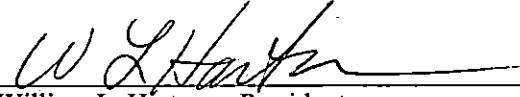
North (Steuben County): A, Agriculture & I1, Low Intensity Industrial & I2, High Intensity Industrial

West (Town of Ashley): Industrial

Red Outline: Subject Site (I2, Low Intensity Industrial – Proposed)

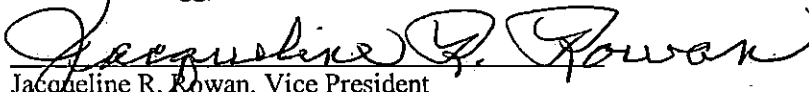
SECTION 2: That this amendment shall be in full force and effect upon its approval by the County Commissioners of DeKalb County, Indiana.

DULY PASSED, ORDAINED AND ADOPTED on this 3rd day of MARCH 2020,
by the County Commissioners of DeKalb County, Indiana
by a vote of 2 in favor and 0 opposed.

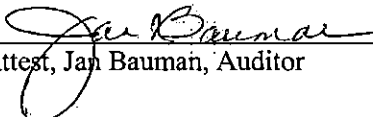


William L. Hartman, President

Donald D. Grogg, Vice President



Jacqueline R. Rowan, Vice President



Attest, Jan Bauman, Auditor

Prepared by: Chris Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

202001125
03/02/2020 02:30:41 PM
RECORDER OF DEKALB CO, IN
KATIE FIRESTONE
RECORDED AS PRESENTED
FEE AMOUNT: 0.00

RESOLUTION: 2020-R- 6
ORDINANCE: UDO - 62
AN ORDINANCE AMENDING THE
DEKALB COUNTY UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt unified development ordinances for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, The County of DeKalb, Indiana adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted unified development ordinance according to IC 36-7-4-602 (b), and Section 9.05 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission held a public hearing on February 19, 2020, on the proposed textual amendments to the DeKalb County Unified Development Ordinance regarding Article 7, Section 7.14:
CE-01: General Covenant Standards and all related sections, if applicable;

WHEREAS, The DeKalb County Plan Commission did send a favorable recommendation for the text amendments to the DeKalb County Board of Commissioners; and

WHEREAS, The DeKalb County Board of Commissioners believes there is merit in amending the Ordinance, in order to promote the public health, safety, comfort, morals, convenience and general welfare of the community; now therefore, be it

ORDAINED by the DeKalb County Board of Commissioners of DeKalb County, Indiana, as follows:

SECTION 1: That the DeKalb County unified Development Ordinance be amended according to the amendments, as follows:

ORDINANCE SECTION: Article 7: Design Standards

PROPOSED LANGUAGE CHANGE:

7.14 CE-01: General Covenant Standards

This Covenant Standards section applies to the following types of development:
MN, CV, CS, TD, SC, CM, IP, DP, PD


15. Winter Maintenance: This covenant is to be used when a subdivision has an internal street that is dedicated to the County. "The Developer or Homeowners Association (HOA) shall be responsible for all winter maintenance of the proposed internal street(s), including, but not limited to: snow plowing and/or snow removal; applying salt and/or sand, ice control abrasive or all similar practices on the internal street(s)."



LANGUAGE TO REMAIN
ADDED LANGUAGE UNDERLINED
~~DELETED LANGUAGE STRIKE THROUGH~~

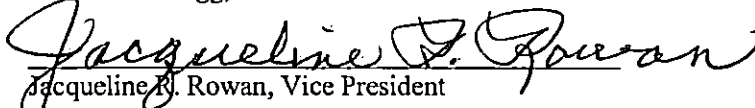
SECTION 2: That this amendment be in full force and effect upon its passage by the DeKalb County Board of Commissioners.

DULY PASSED AND RESOLVED this 2nd day of March 2020.

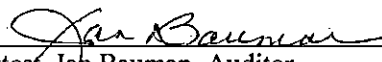


William L. Hartman, President

Donald D. Grogg, Vice President



Jacqueline R. Rowan, Vice President



Attest, Jan Bauman, Auditor

Prepared by: Chris Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

RESOLUTION: 2020-R- 7
ORDINANCE: UDO - 63
AN ORDINANCE AMENDING THE
DEKALB COUNTY UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt unified development ordinances for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, The County of DeKalb, Indiana adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted unified development ordinance according to IC 36-7-4-602 (b), and Section 9.05 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission held a public hearing on February 19, 2020, on the proposed textual amendments to the DeKalb County Unified Development Ordinance regarding Article 9, Section 9.01: General Petition Information and all related sections, if applicable;

WHEREAS, The DeKalb County Plan Commission did send a favorable recommendation for the text amendments to the DeKalb County Board of Commissioners; and

WHEREAS, The DeKalb County Board of Commissioners believes there is merit in amending the Ordinance, in order to promote the public health, safety, comfort, morals, convenience and general welfare of the community; now therefore, be it

ORDAINED by the DeKalb County Board of Commissioners of DeKalb County, Indiana, as follows:

SECTION 1: That the DeKalb County unified Development Ordinance be amended according to the amendments, as follows:

ORDINANCE SECTION: Article 9: Processes, Permits & Fees

PROPOSED LANGUAGE CHANGE:

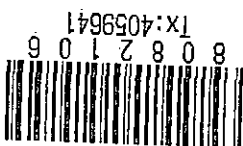
9.01 General Petition Information

A. Types of Petitions: DeKalb County requires all petitions for permits, approvals, certificates, or appeals described in this Article to file a complete application and, unless otherwise waived, to remit the appropriate filing fee.

B. Filing of Petitions:

1. *Written Format:* All materials shall be submitted in a hard copy/written format unless stated otherwise.

2. *Electronic Format:* ~~Some materials~~ All Subdivisions (Primary & Secondary Plats) and Development Plans may be required to be submitted in an electronic format in the form of a Computer Aided Drafting (CAD) file (i.e. .dwg or .dgn file) to be imported into the County's GIS in addition to the hard copy/written format. Approval from the Zoning Administrator shall be required to submit materials in an alternate format. Materials required to be submitted in an electronic format shall have the statement "(electronic format required)" after the listed materials. The CAD files shall be in the following standards:




- a. ~~The electronic file shall be in one of the following formats: AutoCAD .dwg or .dxf format; ESRI Shapefile, Coverage, or Geodatabase.~~
- b. ~~The electronic format shall be done on a horizontal datum of NAD83 and a vertical datum of NAVD 1988.~~
- c. ~~The project shall be tied to two recovered PLSS section corner monuments unless there are not two monuments within a 1-mile radius of the project in which case it shall be tied to one recovered PLSS section corner. Alternatively, an established benchmark or GPS control point may be substituted for a PLSS section corner with prior approval of the Zoning Administrator.~~
- a. All elements in the CAD file will be projected in the Indiana East State Plane (1301) projection.
- b. The units of the CAD file will be in feet.
- c. The CAD file will be required to contain the parcel, right-of-way, easement boundaries, including the control points, Harrison Marker and a Point of Beginning (P.O.B.).
- d. If the CAD file is a .dwg file, it will be saved as an AutoCAD 2013 file.
- e. If the digital file is sent as a .shp file, the file will be sent as a *.zip file and include the .cpg, .dbf, .prj, .sbn, .sbx, .shp, .shp.xml, and .shx files.

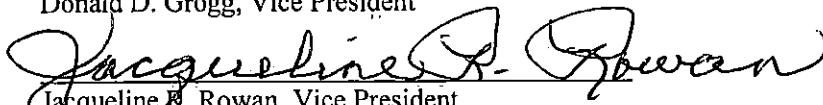
LANGUAGE TO REMAIN
ADDED LANGUAGE UNDERLINED
~~DELETED LANGUAGE STRIKE THROUGH~~

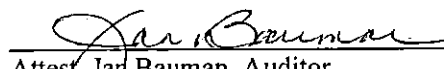
SECTION 2: That this amendment be in full force and effect upon its passage by the DeKalb County Board of Commissioners.

DULY PASSED AND RESOLVED this 2ND day of MARCH 2020.


William L. Hartman, President

Donald D. Grogg, Vice President


Jacqueline R. Rowan, Vice President


Attest, Jan Bauman, Auditor

Prepared by: Chris Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."