

**ORDINANCE 2015 03**  
**AN ORDINANCE AMENDING THE**  
**ZONE MAP IN THE CASS COUNTY ZONING ORDINANCE**  
**ALONG US HIGHWAY 24, EAST OF LAKE CICOTT**

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

WHEREAS, The County of Cass County, Indiana adopted the Cass County Zoning Ordinance which became effective on October 3, 1986, and has had subsequent amendments as listed on the title page of the Cass County Zoning Ordinance; and

WHEREAS, The General Assembly of the State of Indiana allows for the amendment of zone maps under IC 36-7-4-608, and Section 905 of the Cass County Zoning Ordinance; and

WHEREAS, The Cass County Plan Commission held a public hearing, according to law, on Tuesday March 3, 2015, to consider the zone map amendments to the Cass County Zoning Ordinance for property currently classified B-4, General Business to AG, Agricultural; and

WHEREAS; The Plan Commission voted to certify with a favorable recommendation for the zone map amendments to the Cass County Commissioners; and

WHEREAS, Said certification has been duly considered by the Cass County Commissioners and the zone map amendments are deemed to be in the public interest; now, therefore be it

*ORDAINED* by the Cass County Board of Commissioners Cass County, Indiana that the zone map adopted as a part of the Cass County Zoning Ordinance be amended as follows:

SECTION 1: The area to be rezoned is approximately 232 acres along US Highway 24 West, .36 miles east, .32 miles west and .5 miles north of the US Motor Speedway as shown in the attached map.

SECTION 2: The area stated above to be rezoned from B-4, General Business to AG, Agricultural.

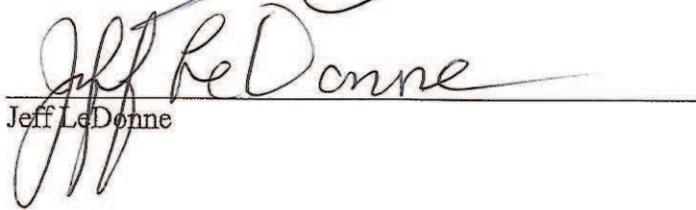
SECTION 3: That this amendment shall be in full force and effect upon its passage.

*DULY PASSED, ORDAINED AND ADOPTED* this 16 day of March, 2015.

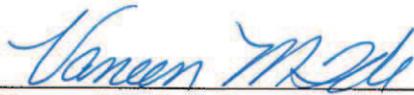
**CASS COUNTY BOARD OF COMMISSIONERS:**

  
James Sailors, President

  
Ralph Anderson

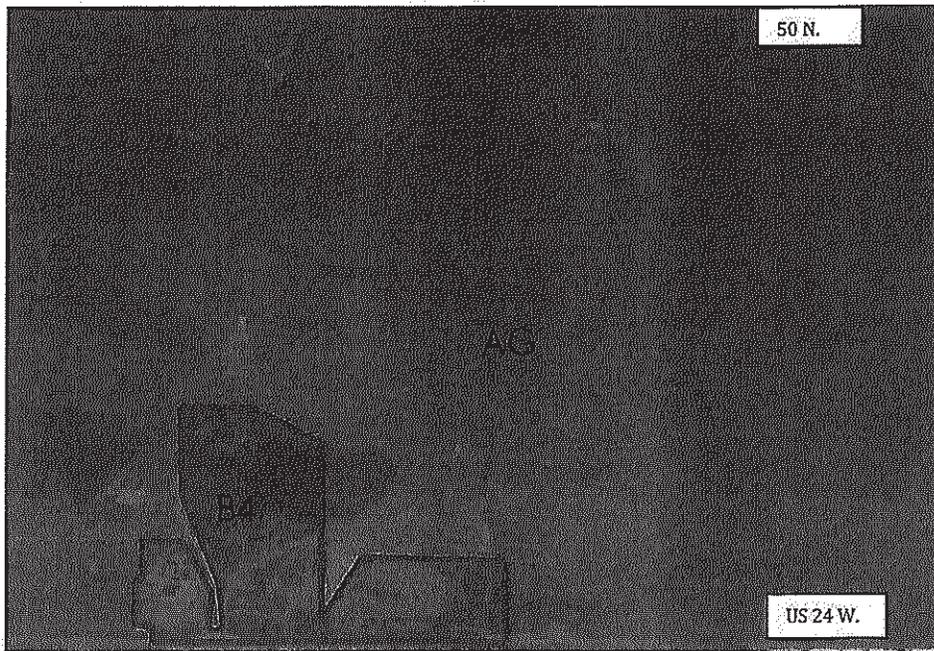
  
Jeff LeDonne

ATTEST:

  
Vaneen Ide, Cass County Auditor



Current zone - B4, General Business



Proposed Zone - Ag, Agricultural and B4 to remain in commercial area

**RESOLUTION 15-03**  
**A CASS COUNTY PLAN COMMISSION CERTIFICATION FOR**  
**AMENDMENTS TO CASS COUNTY COMPREHENSIVE PLAN**  
**FUTURE LAND USE MAP**  
**ALONG US 24; EAST OF LAKE CICOTT**

WHEREAS, The General Assembly of the State of Indiana granted powers to the cities and towns to adopt and amend a comprehensive plan in accordance with IC 36-7-4-500 series; and

WHEREAS, The Cass County Commissioners have adopted the Cass County Comprehensive Plan effective July 20, 2009 and adopted subsequent amendments; and

WHEREAS, IC 36-7-4-503 allows plans of this nature to include maps of current and future land use as a part of the comprehensive plan; and

WHEREAS, The Cass County Plan Commission held a public hearing on Tuesday March 3, 2015 to consider amendments to the Cass County Comprehensive Plan Future Land Use Map; and

WHEREAS; The proposed area is approximately 232 acres along US Highway 24 West .36 miles east, .32 miles west and .5 miles north of the US Motor Speedway; and

WHEREAS; The amendments of a residential designation will align the highway while the Motor Speedway; a portion of the campground; and the Next Day Container facility will stay commercial, the rest of the surrounding area will be shown as agricultural; now, therefore be it

*RESOLVED*, in accordance with IC 36-7-4-500 series, the Cass County Plan Commission certifies with a   X   favorable, \_\_\_\_\_ unfavorable, \_\_\_\_\_ no recommendation to the Commissioners of Cass County, Indiana, the stated amendments to the Cass County Comprehensive Plan Future Land Use Map.

Adopted this   3<sup>rd</sup>   day of   March  , 2015.

CASS COUNTY PLAN COMMISSION

  Jenny Clark    
CCPC Officer

  George D. Stebbins    
CCPC Officer