

PLAINFIELD TOWN COUNCIL

ORDINANCE NO. 37-2023

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE AND ZONE MAP
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT**

(Dubak Rezone)

WHEREAS, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

WHEREAS, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

Section 1. Amendment

Pursuant to Docket No. RZ-23-035, (Dubak Rezone) the real estate described in Exhibit "A" of about 1.38 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC: General Commercial" district to the "C-I: Commercial-Industrial" district classification of the Plainfield Zoning Ordinance.

Section 2. Severability

If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date

This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in

I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 13th day of November, 2023.

**TOWN COUNCIL, TOWN OF
PLAINFIELD HENDRICKS COUNTY,
INDIANA**

DocuSigned by:
Robin G. Brandgard
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Robin G. Brandgard, President

DocuSigned by:
Bill Kirchoff
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Bill Kirchoff, Vice President

DocuSigned by:
Kent McPhail
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Kent McPhail

DocuSigned by:
Dan Bridget
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Dan Bridget

DocuSigned by:
Lance Angle
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Lance Angle

ATTESTED BY:

DocuSigned by:
Mark J. Todisco
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Mark J. Todisco, Clerk Treasurer, of the
Town of Plainfield, Indiana

EXHIBIT A

The Land is described as follows:

TRACT A:

Lot Numbered Eleven (11) in Heritage Farm Subdivision, a subdivision in Guilford Township, Hendricks County, Indiana, as per plat thereof recorded July 27, 1981 in Plat Book 10, pages 119-120 in the Office of the Recorder of Hendricks County, Indiana.

TRACT B:

A part of the Southeast Quarter of Section 1, Township 14 North, Range 1 East of the Second Principal Meridian in Guilford Township, Hendricks County, Indiana and being more particularly described as follows, to-wit:

Commencing at the northwest corner of said quarter section; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) on and along the North line of said quarter section 489.42 feet; thence South 01 degrees 08 minutes 50 seconds East 30.01 feet to the point of beginning of this description; thence continue South 01 degrees 08 minutes 50 seconds East on the last described course 250.00 feet; thence North 90 degrees 00 minutes 00 seconds East parallel to the North line of said quarter section 240.00 feet; thence North 01 degrees 08 minutes 50 seconds West 250.00 feet thence South 90 degrees 00 minutes 00 seconds West parallel to the North line of said quarter section 240.00 feet to the point of beginning of this description, containing 1.38 acres, more or less.

The legal description above includes Lot 12 in Heritage Farms, recorded on July 27, 1981 in Plat Book 10, Page 119 & 120 in the office of the Recorder of Hendricks County, Indiana.

