

ORDINANCE 08 - 27

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council has the authority to annex lands into the municipality as defined by IC 36-4-3; and,

WHEREAS, the City has an interest in providing an annexation ordinance that will provide for the Westfield residents' public welfare and security, and also an economic development opportunity; and,

WHEREAS, the City is able to provide non-capital public services within one year and capital services within three years as required by statute to the proposed area to be annexed; and,

WHEREAS, the proposed land to be annexed described in Exhibit "A" meets the contiguity requirements of IC 36-4-3-1.5 and also the annexation requirements further defined in IC 36-4-3-13 (c)(1) and (2) and (d).

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-471 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. That the real estate legally described in Exhibit "A" hereto, and generally to be known as the "SE Area #10", adjacent to 169th Street on the north, Gray Road on the east and 161st Street on the south and contiguous with the city limits of the City of Westfield, Indiana and the same is hereby annexed to and declared to be a part of the City of Westfield, Indiana.

See attached legal description and attached map Exhibit "A"

Section 2. That the real estate legally described in Exhibit "A" is to further include the contiguous public highways and rights-of-way of the public highways (per IC 36-4-3-2.5) which is adjacent to the above annexed land.

Section 3. This ordinance shall not be imposed as to restrict current land uses in any way nor change the activities currently allowed under the zoning ordinance. These uses include but not limited to:

(A) the production of grain row crops; vegetable or truck farms; fruit orchards; the growing and harvesting of timber or wood products; etc. This includes the operation of farm equipment twenty-four (24) hours a day if necessary in the fields and on the City roads; application or spraying of typical fertilizers, including manure; application or spraying of typical agricultural herbicides and pesticides; and the on-farm storage of these crops, including the operation of silos, grain augers, and grain dryers; and facilities for the sorting or distribution associated with said agricultural crops;

(B) raising of livestock, including but not limited to sheep, cattle, chickens and turkeys and the breeding, stabling and boarding of horses, breeding and kenneling of dogs;

(C) any other activity or use, permitted under Indiana law or under the AG-SF1 zoning classification under Westfield-Washington Township Zoning Ordinance WC Section 16.04.030 attached herein as Exhibit “C” and incorporated by reference herein, prior to the annexation, which would not require a change in zoning, including, but not limited to peripheral non-commercial recreational uses and open burning of wood and vegetative material.

Section 4. After the effective date of the annexation, the City of Westfield shall pass no new ordinance, and shall enforce no existing ordinance, with regard to property in the annexation territory which would restrict the usage of the real estate from any activity associated with the uses and activities listed in Section 3, (A), (B), and (C) of this Ordinance.

Section 5. The City will not force the proposed annexed parcels to hook up to city water or sewer as a result of annexation. Forced connections, if any, will be the result of public health and safety concerns and will be instigated and enforced by the County or State Health Departments.

Section 6. That the above described real estate is hereby assigned to City Council District “1” and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 7. This Ordinance shall be in full force and effect in accordance with Indiana Law, upon its passage by the City Council, its publication in accordance with law, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinance or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2008.

WESTFIELD CITY COUNCIL

VOTING FOR

VOTING AGAINST

ABSTAIN

John Dippel

John Dippel

John Dippel

Bob Horkay

Bob Horkay

Bob Horkay

Ken Kingshill

Ken Kingshill

Ken Kingshill

Bob Smith

Bob Smith

Bob Smith

Tom Smith

Tom Smith

Tom Smith

Rob Stokes

Rob Stokes

Rob Stokes

Melody Sweat

Melody Sweat

Melody Sweat

ATTEST:

Cindy Gossard, Clerk/Treasurer

I hereby certify that ORDINANCE 08-27 was delivered to the Mayor of Westfield on the _____ day of _____, 2008, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 08-27
this _____ day of _____, 2008.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 08-27
this _____ day of _____, 2008.

J. Andrew Cook, Mayor

This document was prepared by:
Gregory J Anderson, AICP
Director, Community Development
City of Westfield

Exhibit “A” Legal Description

A part of the Southeast Quarter of Section 5 and the Northeast Quarter of Section 8, all in Township 18 North, Range 4 East, Washington Township, Hamilton County, State of Indiana, and being more particularly described as follows:

The Southeast Quarter of the Southeast Quarter of said Section 5 and the Northeast Quarter of said Section 8, containing approximately 200 Acres, more or less.

ALSO including all Right of way for Gray Road, lying adjacent to and East of the above described real estate, containing approximately 1.80 acres, more or less, within Sections 4 and 9, Township 18 North, Range 4 East, Noblesville Township, Hamilton County, State of Indiana.

The above combined parcels of real estate containing approximately 201.80 acres, more or less.

(Note: This description was prepared without benefit of a real estate boundary survey and should not be used for transfer of ownership.)

Generally Described as follows:

PIN: 08-10-05-00-00-021.000 Address: 4538 169th Street E Owner: Evans, Scot M & Lisa A. Acres: 1.000 Value: 211200	PIN: 08-10-05-00-00-019.003 Address: 169th Street E Owner: Evans, Scot M. & Lisa A. Acres: 1.000 Value: 4200
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PIN: 08-10-05-00-00-020.000 Address: 4540 169th Street E Owner: Lingle, bonnie J Angell & Thomas Acres: 1.000 Value: 148900	PIN: 08-10-05-00-00-019.001 Address: 169th Street E Owner: Lingle, Bonnie J Angell & Thomas Acres: 3.97 Value: 47700
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PIN: 08-10-05-00-00-018.000 Address: N Gray Road Owner: Ruffin, Roy Acres: 5.97 Value: 121400	PIN: 08-10-05-00-00-018.001 Address: 16622 Gray Road North Owner: Ruffin, Roy Acres: 4.03 Value: 226200
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PIN: 08-10-08-00-00-005.000 Address: 16588 N Gray Road Owner: Campbell, James E & Carolyn J. Acres: 4 Value: 155900	PIN: 08-10-08-00-00-006.000 Address: 16566 North Gray Road Owner: Turner, Gene A. & Phyllis A. Acres: 2 Value: 160500
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PIN: 08-10-08-00-00-007.000 Address: 16304 N Gray Road Owner: Ward, Bryan K. Acres: 5 Value: 141700	PIN: 08-10-08-00-00-008.000 Address: 16240 Gray Road N Owner: Omori, Dean M. & Carolyn J. Acres: 4.03 Value: 376600
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PIN:	08-10-08-00-00-008.002	PIN:	08-10-08-00-00-008.001
Address:	16202 hinkle Road	Address:	16226 Gray Road N
Owner:	King, Stephen D.	Owner:	Estes, Cynthia F
Acres:	3.97	Acres:	2
Value:	614900	Value:	237900
PIN:	08-10-08-00-00-011.000	PIN:	08-10-08-00-00-012.000
Address:	16222 Gray Road N	Address:	Gray Road N
Owner:	Best, Patricia S.	Owner:	Pickett, Jackie H & I Carol
Acres:	2	Acres:	2
Value:	165900	Value:	151600
PIN:	08-10-08-00-00-010.000	PIN:	08-10-08-00-00-009.000
Address:	16106 Gray Road N	Address:	4160 161st Street
Owner:	Miller, Morris G. & Elizabeth M.	Owner:	Cooper, Delores M.
Acres:	6.45	Acres:	3.05
Value:	85900	Value:	151900
PIN:	08-10-08-00-00-009.001	PIN:	08-10-08-00-01-029.001
Address:	4060 161st Street E	Address:	16125 Haddam Lane
Owner:	DeLong, Kurt E.	Owner:	Baker, Robert V & Sheila L.
Acres:	6.85	Acres:	3.18
Value:	613800	Value:	550100
PIN:	08-10-08-00-01-029.003	PIN:	08-10-08-00-01-029.002
Address:	161st Street	Address:	16133 Haddam Lane
Owner:	Jenkins, Jon M. & Kelly T.	Owner:	Kelmanson, Gennadiy & Svetlana
Acres:	2.66	Acres:	3.75
Value:	79900	Value:	422800
PIN:	08-10-08-00-01-029.000	PIN:	08-10-08-00-01-021.000
Address:	Haddam Lane	Address:	16239 Haddam Lane
Owner:	Dickerson, James N & Kathleen Jc	Owner:	Manning, Lonnie D. & Linda S.
Acres:	5.13	Acres:	2.15
Value:	122900	Value:	508700
PIN:	08-10-08-00-01-020.000	PIN:	08-10-08-00-01-019.000
Address:	16303 Haddam Lane	Address:	16311 Haddam Lane
Owner:	Hovhanessian, Banipal & Sleen K.	Owner:	Smith, Frank & Lynn H.
Acres:	2	Acres:	2
Value:	802300	Value:	547500
PIN:	08-10-08-00-01-018.000	PIN:	08-10-08-00-01-017.000
Address:	16323 Haddam Lane	Address:	16401 Haddam Lane
Owner:	Schiffer, Adam H. & Karen Lamot	Owner:	Harford, WB & MR
Acres:	2.15	Acres:	2.12
Value:	557300	Value:	479700

PIN:	08-10-08-00-01-016.000	PIN:	08-10-08-00-01-015.000
Address:	16409 Haddam Lane	Address:	16417 Haddam Lane
Owner:	Baier, Keith A & Patrica L.	Owner:	Backs, Randall Richard & Renee L
Acres:	2	Acres:	2
Value:	417100	Value:	405100
PIN:	08-10-08-00-01-014.000	PIN:	08-10-08-00-01-013.000
Address:	16429 Haddam Lane	Address:	16509 Haddam Lane
Owner:	Rocchio, David A. & Sheila A.	Owner:	Kicks, Dennis D. & Cassandra
Acres:	2	Acres:	2
Value:	467600	Value:	511800
PIN:	08-10-08-00-01-012.000	PIN:	08-10-08-00-01-011.000
Address:	16517 Haddam Lane	Address:	16529 Haddam Lane
Owner:	Brengle, Blair Mcd & Margaret An	Owner:	Brengle, Blair Mcd & Margaret An
Acres:	2	Acres:	2
Value:	81500	Value:	1037700
PIN:	08-10-08-00-01-010.000	PIN:	08-10-08-00-01-009.000
Address:	16532 Greenwich Drive	Address:	16524 Greenwich Drive
Owner:	McLean, clarence R III & Mariann	Owner:	Kurlich, Jeffery P & Beth Ann
Acres:	2	Acres:	2
Value:	639500	Value:	472200
PIN:	08-10-08-00-01-008.000	PIN:	08-10-08-00-01-007.000
Address:	16516 Greenwich Drive	Address:	16422 Greenwich Drive
Owner:	Dartt, Jon S. & Annette M.	Owner:	White, Robert M. & Cheryl A.
Acres:	2	Acres:	2
Value:	736600	Value:	729900
PIN:	08-10-08-00-01-006.000	PIN:	08-10-08-00-01-005.000
Address:	16410 Greenwich Drive	Address:	16326 Greenwich Drive
Owner:	Robertson, Garry W. & Melody A.	Owner:	Troyer, Jeffrey L. & Sheri H.
Acres:	2	Acres:	2
Value:	860700	Value:	616500
PIN:	08-10-08-00-01-004.000	PIN:	08-10-08-00-01-003.000
Address:	16308 Greenwich Drive	Address:	16218 Haddam Lane
Owner:	Patton, Troy & Kim	Owner:	Myers, Ricky
Acres:	2	Acres:	2
Value:	510300	Value:	799300
PIN:	08-10-08-00-01-002.000	PIN:	08-10-08-00-01-001.000
Address:	16136 Haddam Lane	Address:	16128 Haddam Lane
Owner:	Emerson, Randall K. & Leslie K.	Owner:	Lee, David J. & Mary J.
Acres:	2	Acres:	2
Value:	670100	Value:	753100

PIN:	08-10-08-00-01-022.000	PIN:	08-10-08-00-01-028.000
Address:	16317 Greenwich Drive	Address:	16404 Haddam Lane
Owner:	Hadden, Jeffery C. & Tracy H.	Owner:	Susnak, John J & Beth Ann
Acres:	2	Acres:	2
Value:	422000	Value:	471100

PIN:	08-10-08-00-01-027.000	PIN:	08-10-08-00-01-026.000
Address:	16422 Haddam Lane	Address:	16530 Haddam Lane
Owner:	Nekoomaram, Mohammed	Owner:	Semler, John R. & Lynn E.
Acres:	2	Acres:	2
Value:	813100	Value:	945700

PIN:	08-10-08-00-01-025.000	PIN:	08-10-08-00-01-024.000
Address:	16525 Greenwich Drive	Address:	16421 Greenwich Drive
Owner:	Hartman, Brian G. & Annettee	Owner:	Ferreri, Jason P. & Jane E.
Acres:	2	Acres:	2
Value:	526400	Value:	553200

PIN:	08-10-08-00-01-023.000	PIN:	
Address:	16333 Greenwich Drive	Address:	
Owner:	Dilick, Michael J.	Owner:	
Acres:	2	Acres:	
Value:	914500	Value:	

Exhibit "B"
Aerial / Location Map



 Subject Property

Exhibit “C”
Zoning Ordinance

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

B. AG-SF1 – Agriculture/Single-Family 1 - The purposes of this district are to accommodate agricultural land uses and large-lot single-family residential land uses.

1. Permitted Uses -

- Accessory buildings as related to agriculture or large lot single family residential use
- Cemeteries
- Churches
- Child care home - in accordance with IC 36-7-4-1108
- Farms and farm buildings for livestock and crops
- Fire stations
- Golf courses
- Nurseries, greenhouses, truck gardens, farms, or related products produced and sold on site
- Public Parks
- Public and private camps
- Residential facility for mentally ill - in accordance with IC 12-28-4-7
- Schools - public or private - without dormitory accommodations
- Signs as permitted by sign ordinance
- Single family dwellings on large lots
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Temporary buildings for construction purposes for a period not to exceed such construction
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

2. Special Exceptions -

- Airports and landing fields
- Cemeteries - pet
- Convents, monasteries, theological schools rectories and parish houses
- Fraternities and lodges
- Heliports
- Lake developments - recreational
- Large animal hospitals
- Private clubs and lodges
- Public or private schools with dormitories
- Radio, facsimile, TV, micro-wave towers
- Raising animals for biological purposes
- Raising animals for furs or pets
- Riding stables
- Zoos

Miscellaneous Businesses

Type of Business	AG – SF1
Airports & Landing Fields	SP.EX
Amusement Parks	SP.EX
Boarding & Lodging Houses	
Book Stores, Adult	
Cemeteries	X
Cemeteries - Pet	X
Christmas Tree Sales	SP.EX.
Convents, Monasteries, Theological Schools, Rectories, Parishes	SP.EX.
Fraternities, Lodges	
Day Care Centers	
Golf Courses - Country Clubs	SP.EX. SF 1-2
Heliports	SP.EX. SF 1
Hospitals, Major	
Kennels - Including Outdoor Runs	SF 1 SP.EX.
Livestock Auction Sale Barns	SP.EX. SF 1
Large Animal Hospital	SP.EX. SF 1
Mobile Home Parks	
Multi-Family Housing	
Nursing Homes	
Office Buildings - General Purpose	
Private and Public Schools with Dorms	SP.EX. SF 1
Private Clubs, Lodges	SP.EX. SF 1
Public & Private Camps	SF 1
Raising Small Animals for	SP.EX. SF 1

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	AG – SF1
Biological Purposes	
Raising Animals for Furs or Pets	SP.EX. SF 1
Riding Academies	SP.EX. SF 1
Riding Stables	SP.EX. SF 1
Sanitariums	
Schools and Kindergartens	X
Stockyards - Shipping, Holding & Sale of Animals	SP.EX.
Tennis & Swim Clubs	SP.EX. SF 1-2
Utilities-Regulated by Indiana Utility Regulatory Commission	
Utilities - Not Regulated by Indiana Utility Regulatory Commission	
Wireless Communication Service Facilities (including Cell Towers)	

P = Eligible in Planned Business Development

NOTE: General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

NOTE: Where this table conflicts with other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts, then this table shall supercede those other sections.

NOTE: Land uses not listed on Figure 2 or in other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts shall be prohibited. (As amended by Ordinance 01-05 on July 9, 2001)