ORDINANCE 08 - 32

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 "SW Area #2", adjacent to S R 32, between Westfield Park Road and Oak Ridge Road 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 "4" 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 08-32 was delivered to the Mayor of Westfield on the _____ day of _____, 2008, at _____ __m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 08-32
this _____ day of _____, 2008.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 08-32
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 Northwest Quarter of Section One (1), Township 18 North, Range 3 East, Washington Township, Hamilton County, State of Indiana, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Indiana State Road No. 32 and the West line of the Northwest Quarter of said Section 1; thence Easterly along said centerline approximately 1,320 feet to a point on the West line of a Previous Annexation to the City of Westfield, State of Indiana, designated 171; thence Southerly along said West line approximately 916 feet to a point on the North line of a Previous Annexation to the City of Westfield, State of Indiana, designated 94-13, the next two (2) calls being along the Northerly and Easterly lines thereof; 1) thence Westerly approximately 1320 feet to a point on the aforementioned West Quarter Section line; 2) thence Northerly along said Quarter Section line approximately 916 feet to the POINT OF BEGINNING, containing approximately 28 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:	08-09-01-01-01-001.000	**PIN:**	08-09-01-00-00-001.000
Address:	17541 Oak Ridge Road	**Address:**	17535 Oak Ridge Road
Owner:	Salgle, R.W. & Darren K. Peck	**Owner:**	Sheets, Geo E. & Orpha A.
Acres:	0.710	**Acres:**	2.040
Value:	77600	**Value:**	167100

PIN:	08-09-01-00-00-026.000	**PIN:**	08-09-01-00-00-002.000
Address:	17421 Oak Ridge Road	**Address:**	Oak Ridge Road
Owner:	SDI Real Estate LLC	**Owner:**	Hutson, Bradley D & Lori S.
Acres:	1.700	**Acres:**	8.42
Value:	147700	**Value:**	53400

PIN:	08-09-01-01-01-002.000	**PIN:**	08-09-01-01-01-003.000
Address:	731 S R 32 East	**Address:**	733 East S R 32
Owner:	Eicher, Sue A	**Owner:**	Hat Properties, Inc.
Acres:	0.78	**Acres:**	1.68
Value:	158500	**Value:**	244300

PIN:	08-09-01-01-01-004.000	**PIN:**	08-09-01-01-01-005.000
Address:	807 S R 32	**Address:**	819 S R 32 East
Owner:	Williams, James E. & Sharon J.	**Owner:**	Hollingsead, Howard D. & Dorothy
Acres:	1.03	**Acres:**	0.66
Value:	102700	**Value:**	81500

PIN:	08-09-01-01-01-005.001	**PIN:**	08-09-01-01-01-006.000
Address:	17510 Spruce Lane	**Address:**	827 S R 32 East
Owner:	Baker, Michael J. & Shaunna M.	**Owner:**	Sergi, Joe Micheal & Deloris June
Acres:	0.75	**Acres:**	0.42
Value:	140700	**Value:**	86100

PIN:	08-09-01-01-01-007.000	**PIN:**	08-09-01-01-01-009.000
Address:	17511 Spruce Lane	**Address:**	835 S R 32 East
Owner:	Montgomery, Bruce A.	**Owner:**	Sergi, Joe Michael & Deloris June
Acres:	0.5	**Acres:**	0.45
Value:	95000	**Value:**	88900

PIN:	08-09-01-01-01-008.000	**PIN:**	08-09-01-01-01-011.000
Address:	17515 Spruce Lane	**Address:**	901 S R 32 East
Owner:	Smith, Diane	**Owner:**	Sergi, June
Acres:	0.5	**Acres:**	0.4
Value:	46200	**Value:**	33700

PIN:	08-09-01-01-01-010.000	**PIN:**	08-09-01-01-01-012.000
Address:	S R 32 East	**Address:**	915 S R 32 East
Owner:	Gunn, Steve Douglas	**Owner:**	Daubenspeck, Jon B & Carol Darle
Acres:	0.4	**Acres:**	0.53
Value:	34200	**Value:**	88200

PIN:	08-09-01-01-01-013.000	**PIN:**	08-09-01-00-00-002.001
Address:	Spruce Lane	**Address:**	17531 Spruce Lane
Owner:	Gunn, Steve D. & Rosalyn	**Owner:**	Hutson, Bradley D. & Lori S.
Acres:	0.61	**Acres:**	1.2
Value:	35300	**Value:**	120400

Exhibit "B"
Aerial / Location Map

Subject Property

Exhibit "C"
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

Exhibit 'C'

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

Exhibit 'c'

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)