

TOWN OF THORNTOWN PLANNING ADVISORY COMMISSION

Town Hall, 101 W. Main St., Thorntown, IN 46071

**PLANNING COMMISSION CERTIFICATION TO TOWN COUNCIL**

**APPLICATION NO: REZ-01-2022**

We, the Town of Thorntown Advisory Plan Commission, held a public hearing on January 9, 2023, to consider a Change of Zoning application REZ-01-2022 filed by Charles Edwards requesting to amend Subchapter 152.23.B of the Town of Thorntown Code of Ordinances regarding change of zoning of the property located at 112 S Market Street (“real estate”) from Residential to Business zoning district and adding the legal description of the real estate to the extent of the Business zoning district as presented in Exhibit A attached to this certification.

Notice was shown to have been published in a newspaper of general circulation in Boone County, Indiana on December 17, 2022 and it was shown that notices to adjacent property owners were mailed on December 22, 2022.

The Plan Commission discussed and answered any and all questions presented during the public hearing about this application and **voted 5 Aye(s), 0 Nay(s), and 0 Abstain** to forward to the Thorntown Town Council **favorable** recommendation with the following commitments:

1. Vehicle storage shall happen within the property boundaries and not in the right-of-way, and
2. The vehicle storage area shall be improved with gravel at a minimum or paved with asphalt.

In considering the amendment to the Land Usage Ordinance, we paid reasonable regard to the following, pursuant to Indiana Code 36-7-4-603: the comprehensive plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction, and responsible development and growth.

Please be advised that pursuant to I.C. 36-7-4-607(d), the Town Council has ninety (90) days to vote on this petition after the Plan Commission certifies this proposal.

Certification Date: \_\_\_\_\_

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Don Gray

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President

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Oksana Polhuy

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Secretary

## EXHIBIT A

Legal description of the property generally known as 112 S Market St, Thorntown, IN 46071:

Part of Lot No. 25 of the Original Plat of Town of Thorntown. Beginning at the southwest corner of Lot No. 25 of the Original Plat of the town; thence run North sixty-five and one-half feet (65.5); thence East 35 feet; thence North 5 feet; thence East to the West line of Market Street; thence South seventy and one-half feet (70.5); thence West to the place of beginning.