

**AREA PLAN COMMISSION OF
WARREN COUNTY, INDIANA**

**FINDINGS OF FACT ON PETITION FOR
REZONING/AMENDMENT OF ZONING MAPS**

Lucas Switzer, having petitioned the Area Plan Commission of Warren County, Indiana for an amendment to the Zoning Ordinance amending the Zoning Maps of Warren County, Indiana, and the same having come before the Area Plan Commission on the 19th day of November, 2024, and the Area Plan Commission of Warren County, Indiana having heard evidence and testimony thereon, the following Findings of Fact are now made:

- (1) The proposed Zoning Amendment will/will not adversely affect the adequacy of air, light, convenience of access, and safety from fire, flood and other dangers on the property described in the petition, in the following particulars: 4-0

_____;
- (2) The proposed Zoning Amendment will/will not cause or increase congestion in the public ways, in the following particulars: 4-0

_____;
- (3) The proposed Zoning Amendment will/will not adversely affect the public health, safety, comfort, morals, convenience and general welfare of the community, in the following particulars: 4-0

_____;
- (4) The proposed Zoning Amendment will/will not be in violation of or contravene the purposes of the Comprehensive Plan of Warren County, Indiana, in the following particulars: 4-0

_____;

IT IS THEREFORE ADJUDGED AND DETERMINED BY THE Area Plan Commission of Warren County, Indiana that the petition of Lucas Switzer for an amendment to the Zoning Ordinance amending the Zoning Maps in and for Warren County, Indiana shall be given favorable/unfavorable/no recommendation based upon the above Findings of Fact.

Dated this 19th day of November, 2024.



Chairman, Area Plan Commission of Warren County, Indiana

ATTEST: 

Secretary, Area Plan Commission of Warren County, Indiana

4/0

Area Plan Commission
Warren County, Indiana
Minutes November 19, 2024

The Area Plan Commission of Warren County, Indiana met on Tuesday November 19, 2024 at 5:00 p.m. in the Warren Circuit Court Room, Courthouse, Williamsport, Indiana with the following members present: Ruann Marks, Becky Ehler, Perry Conrad and Greg Robison. Also present John Kuiper.

Others present: Lucas Switzer.

The Board will consider the application of Lucas Switzer to rezone property from Commercial Two (C-2) to Residential (R-3) to allow a residence to be occupied on Lots 63 and 64 Jackson Fleming's Addition to the North Addition also known as 105 W. North St. within the Incorporated Town of West Lebanon, Warren County, Indiana on property owned by the applicant.

John explained to the Board that the applicant is wanting to refinance his house and it needs to be rezoned.

Ruann asked if he lived there or if it was a rental.

The applicant said he lived there and would never use it for a rental.

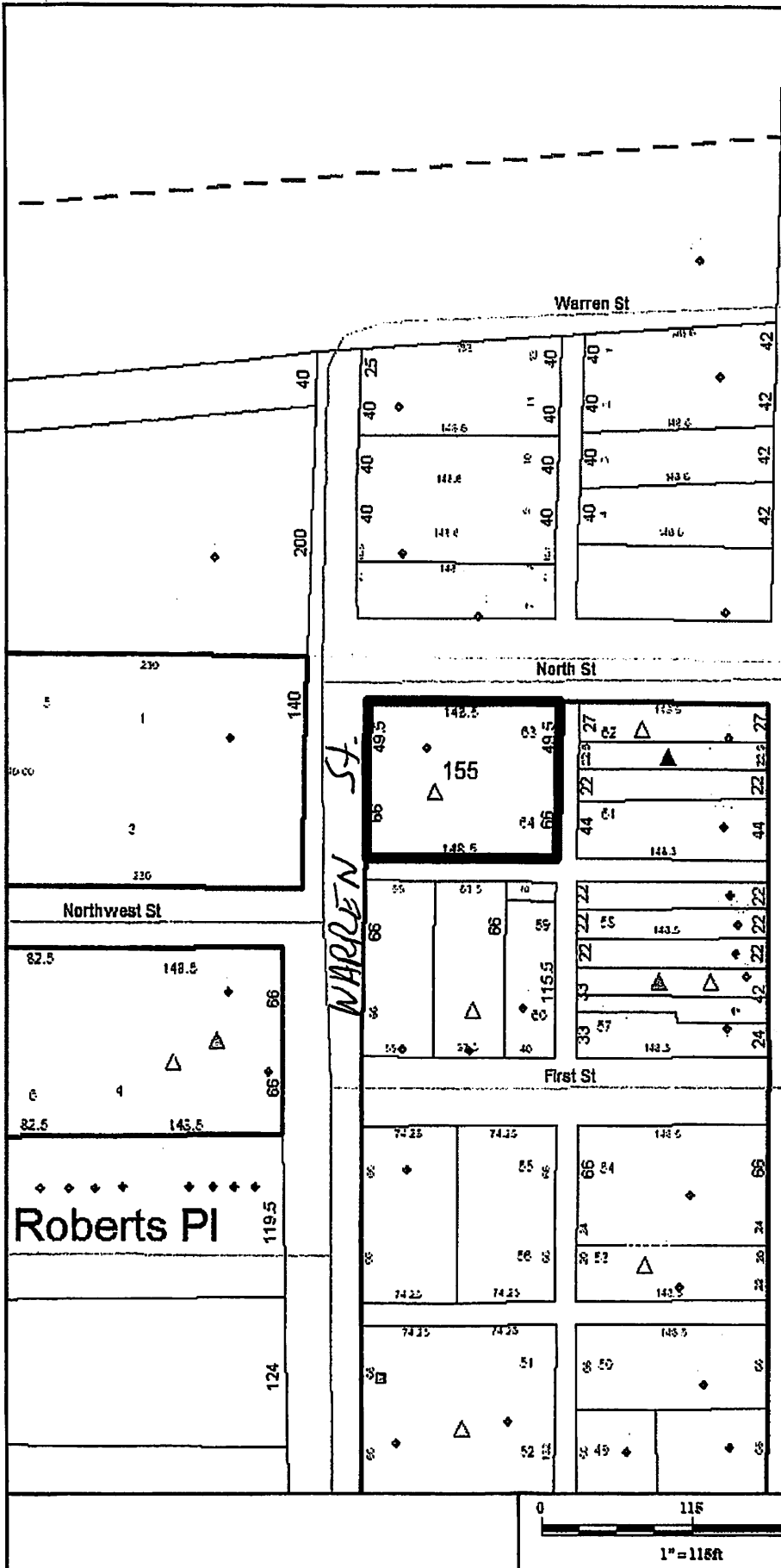
After some discussion Greg made the motion for a Favorable Recommendation, seconded by Ruann. All members present voted aye. No nay. Motion carried.

Ruann Made the motion to approve the minutes from July 16, 2024, seconded by Becky. All members present voted aye. No nay. Motion carried.

Perry made the motion to adjourn, seconded by Ruann. All members present voted aye. No nay. Motion carried.

Gregory Robison, Chairman

Karen Brooks, Secretary



Addresses
Community:
west lebanon

Building permits
type of construct:
 △ ELECTRICAL UPGRADE
 ▲ LEAN TO
 △ SHED

Internet Provider
Internet Provider:
 Dish

Regional Counties
 Sections
 County Boundary
 Townships
 Flood
 Parcels
 Subdivisions

Legend
 Regional Counties
 Flood
 Parcels
 Landhooks
 Lots
 Subdivisions
 Water
 Railroads
 Roads
 Highways
 Benton Roads
 Highways(1)
 Benton Roads(1)

THINK

0 118 230
 1" = 118ft

AREA PLAN COMMISSION OF WARREN COUNTY, INDIANA
125 N. MONROE STREET
SUITE 1
WILLIAMSPORT, INDIANA 47993
765-762-6311

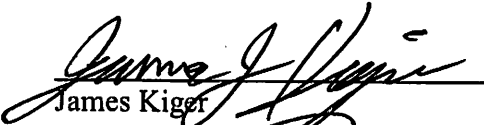
Notice is hereby given that the West Lebanon town Council, Warren County, Indiana will hold a public hearing on Monday December 9, 2024 at 7:00 p.m. in the West Lebanon Town Hall, West Lebanon, Indiana to consider the following:

1. The application of Lucas Switzer to rezone property from Commercial Two (C-2) to Residential (R-3) to allow a residence to be occupied on Lots 63 and 64 Jackson Fleming's Addition to the North Addition also known as 105 W. North St. within the Incorporated Town of West Lebanon, Warren County, Indiana on property owned by the applicant.

Marty Kutsenkow
Jim Kiger
Dace Moody

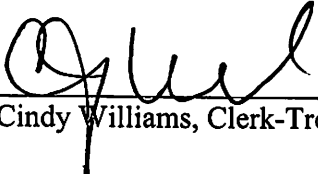
TOWN COUNCIL OF THE
TOWN OF WEST LEBANON, INDIANA


Marty Kutsechkow


James Kiger


David Moody

ATTEST:


Cindy Williams, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Ingrid J. Barce

This Instrument Prepared by:
Ingrid J. Barce, Attorney #35673-53
BARCE & REDLIN, P.C.
103 N. Jackson Ave., P.O. Box 252
Fowler, IN 47944

ORDINANCE NO. 2024-1209 A

**An Ordinance Amending the Town of West Lebanon's
Zone Map**

WHEREAS, the Warren County Area Plan Commission has provided a FAVORABLE recommendation on the Petition for Zone Map Change submitted by Lucas Switzer, requesting that the Commercial-Two (C-2) zoning designation at 105 W. North Street, West Lebanon, Indiana be changed to Residential (R-3), to permit the applicant to allow a residence to be occupied, which tract is more fully described as follows:

Lots Sixty-three (63) and Sixty-four (64) in Jackson Fleming's Addition to the Town of West Lebanon, Warren County, Indiana.

Parcel Number: 86-13-13-210-155.000-010

WHEREAS, the West Lebanon Town Council desires to grant said Petition;

NOW, THEREFORE BE IT ORDAINED by the Town Council of the Town of West Lebanon that Zone Map for the Town of West Lebanon is changed as follows:

The zoning designation for the following described real estate is changed from the Commercial Two (C-2) zoning designation at 105 W. North Street, West Lebanon, Indiana be changed to Residential (R-3), to allow a residence to be occupied, which tract is more fully described as follows:

Lots Sixty-three (63) and Sixty-four (64) in Jackson Fleming's Addition to the Town of West Lebanon, Warren County, Indiana.

Parcel Number: 86-13-13-210-155.000-010

This Ordinance shall be in full force and effect from and after its adoption by the West Lebanon Town Council.

This Ordinance was passed and adopted by the Town Council on December 9, 2024.