

**ORDINANCE NO. 2023-31**  
(LEAP Phase 5 Annexation)

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, BOONE COUNTY, INDIANA ANNEXING CERTAIN TERRITORY TO THE CITY OF LEBANON, BOONE COUNTY, INDIANA**

**WHEREAS**, the owner of approximately 3.96 acres of land located in unincorporated Boone County but contiguous to the City (the “LEAP Phase 5 Annexation Area”) has petitioned to have its land voluntarily annexed into the City of Lebanon (“City”); and,

**WHEREAS**, the Common Council of the City (the “Council”) is legally authorized to annex lands that qualify for annexation as defined in Indiana Code § 36-4-3 and is desirous of approving the annexation of the LEAP Phase 5 Annexation Area; and

**WHEREAS**, the LEAP Phase 5 Annexation Area is part of a transformational economic development opportunity for the State of Indiana, Boone County, and the City and the Council support the proposed development and use of the LEAP Phase 5 Annexation Area in order to attract and support new business investment, with a focus on attracting advanced manufacturing, agri-science, bioscience, and other “economy-of-the-future” businesses that will yield a diversified tax base and high paying job opportunities for local residents; and,

**WHEREAS**, the LEAP Phase 5 Annexation Area consists of two (2) separate parcels containing a total of approximately 3.96 acres owned by one (1) landowner, not including the adjacent public roadways. The LEAP Phase 5 Annexation Area is identified more particularly in **Exhibit A** and **Exhibit B**; and,

**WHEREAS**, the Council finds that one hundred percent (100%) of the landowners comprising the LEAP Phase 5 Annexation Area have signed and filed a voluntary annexation petition with the Council under Indiana Code § 36-4-3-5.1; and,

**WHEREAS**, the LEAP Phase 5 Annexation Area does not include any parcel of land for which its owner(s) have not filed an express written consent to this annexation; and,

**WHEREAS**, as authorized by Section 1.8(B) of the City’s Unified Development Ordinance, the Council has received and considered a Development Proposal/Concept Plan which provides sufficient information about the intended development and use of the LEAP Phase 5 Annexation Area to justify the assignment of the LEAP Lebanon Innovation Planned Unit Development District zoning classification to the annexed area; and,

**WHEREAS**, the City of Lebanon Advisory Plan Commission held a duly and timely noticed public hearing regarding a recommended zoning classification for the proposed annexation area at its regularly scheduled meeting on September 18, 2023 and forwarded Docket 23-64 to the Council with a favorable recommendation to assign the LEAP Lebanon Innovation Planned Unit Development District zoning classification for the LEAP Phase 5 Annexation Area; and,

**WHEREAS**, in accordance with Indiana Code § 36-4-3-5.1(e), on September 25, 2023, the Council held a daily and timely noticed public hearing regarding the petition for annexation of the LEAP Phase 5 Annexation Area; and,

**WHEREAS**, the Council has adopted a fiscal plan for the annexation of the LEAP Phase 5 Annexation Area in accordance with Indiana Code § 36-4-3-3.1 (Resolution \_\_\_\_\_); and,

**WHEREAS**, the Council has determined, after due consideration, that this annexation satisfies the contiguity requirements of Indiana Code § 36-4-3-1.5, as shown more particularly in **Exhibit C**, attached and incorporated here by reference; and,

**WHEREAS**, parts of the LEAP Phase 5 Annexation Area are contiguous to public roadways and rights-of-ways, and under Indiana Code § 36-4-3-1.5(b), those portions of such roadways and rights-of-way are to be annexed into the City; and

**WHEREAS**, the Council has considered the statutory criteria for annexation and finds that the legal process and requirements for this super-voluntary annexation have been satisfied; and,

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Lebanon, Boone County, Indiana, meeting in regular session, as follows:

**Section 1. Incorporation.** The foregoing recitals are found to be accurate and are incorporated herein by reference.

**Section 2. Annexed Area.** The LEAP Phase 5 Annexation Area, generally located on the west side of Interstate 65, bordered on the south by W CR 200 N and on the north by the Big 4 Trail, as depicted on Exhibit A and more particularly described in Exhibit B, is eligible for annexation into the City and is hereby declared annexed into and part of the City of Lebanon, Indiana.

**Section 3. Contiguity.** The LEAP Phase 5 Annexation Area meets the contiguity requirements for annexation under Indiana Code 36-4-3-1.5(a). At least one-eighth (1/8<sup>th</sup>) of the external boundaries of the LEAP Phase 5 Annexation Area coincides with and adjoins existing City boundaries. See the contiguity calculation on the attached Exhibit A and certification on Exhibit C, incorporated herein by reference. Further, the LEAP Phase 5 Annexation area consists of multiple parcels that form a single, unified territory. The LEAP Phase 5 Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the LEAP Phase 5 Annexation Area per Indiana Code 36-4-3-2.5 and 36-4-3-1.5(b).

**Section 4. Council District.** The LEAP Annexation Area is hereby assigned to Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

**Section 5. Zoning.** Upon the recommendation of the Plan Commission, the LEAP Lebanon Innovation Planned Unit Development District zoning classification is assigned for the LEAP Phase 5 Annexation Area.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect upon its passage by the Council, required publication and filings, and upon the expiration of the applicable thirty (30) day waiting period, all as provided by the laws of the State of Indiana. All ordinances 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.

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PASSED AND ADOPTED ON SECOND READING THIS \_\_\_ DAY OF \_\_\_\_\_,  
2023.

**LEBANON COMMON COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Keith Campbell

\_\_\_\_\_  
Keith Campbell

\_\_\_\_\_  
Keith Campbell

\_\_\_\_\_  
John Copeland

\_\_\_\_\_  
John Copeland

\_\_\_\_\_  
John Copeland

\_\_\_\_\_  
Morris Jones

\_\_\_\_\_  
Morris Jones

\_\_\_\_\_  
Morris Jones

\_\_\_\_\_  
Mike Kincaid

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Mike Kincaid

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Mike Kincaid

\_\_\_\_\_  
Sierra Messenger

\_\_\_\_\_  
Sierra Messenger

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Sierra Messenger

\_\_\_\_\_  
Dick Robertson

\_\_\_\_\_  
Dick Robertson

\_\_\_\_\_  
Dick Robertson

\_\_\_\_\_  
Brent Wheat

\_\_\_\_\_  
Brent Wheat

\_\_\_\_\_  
Brent Wheat

ATTEST:

\_\_\_\_\_  
Tonya Thayer, Clerk-Treasurer

I hereby certify that ORDINANCE 2023-31 was delivered to the Mayor of Lebanon on the \_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_:\_\_\_ a.m./p.m.

\_\_\_\_\_  
Tonya Thayer, Clerk-Treasurer

I hereby APPROVE ORDINANCE 2023-31  
this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matthew T. Gentry, Mayor

I hereby VETO ORDINANCE 2023-31  
this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matthew T. Gentry, Mayor

ATTEST:

\_\_\_\_\_  
Tonya Thayer, Clerk-Treasurer

**EXHIBIT A**

**Annexation Area Depiction**

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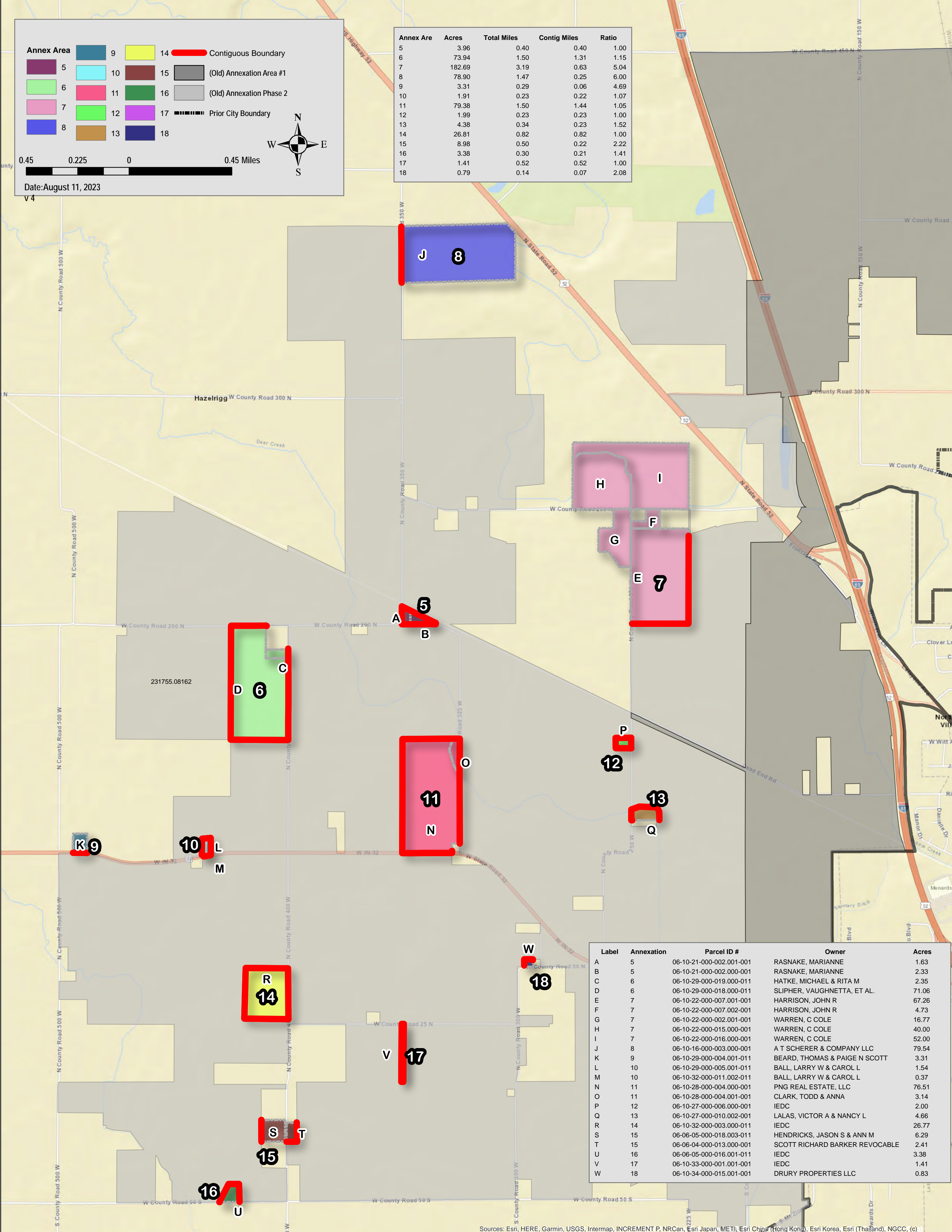
**Annex Area**

9	14	Contiguous Boundary
5	10	(Old) Annexation Area #1
6	11	(Old) Annexation Phase 2
7	12	Prior City Boundary
8	13	
	15	
	16	
	17	
	18	

0.45 0.225 0 0.45 Miles

Date: August 11, 2023

Annex Area	Acres	Total Miles	Contig Miles	Ratio
5	3.96	0.40	0.40	1.00
6	73.94	1.50	1.31	1.15
7	182.69	3.19	0.63	5.04
8	78.90	1.47	0.25	6.00
9	3.31	0.29	0.06	4.69
10	1.91	0.23	0.22	1.07
11	79.38	1.50	1.44	1.05
12	1.99	0.23	0.23	1.00
13	4.38	0.34	0.23	1.52
14	26.81	0.82	0.82	1.00
15	8.98	0.50	0.22	2.22
16	3.38	0.30	0.21	1.41
17	1.41	0.52	0.52	1.00
18	0.79	0.14	0.07	2.08



Label	Annexation	Parcel ID #	Owner	Acres
A	5	06-10-21-000-002.001-001	RASNAKE, MARIANNE	1.63
B	5	06-10-21-000-002.000-001	RASNAKE, MARIANNE	2.33
C	6	06-10-29-000-019.000-011	HATKE, MICHAEL & RITA M	2.35
D	6	06-10-29-000-018.000-011	SLIPHER, VAUGHNETTA, ET AL.	71.06
E	7	06-10-22-000-007.001-001	HARRISON, JOHN R	67.26
F	7	06-10-22-000-007.002-001	HARRISON, JOHN R	4.73
G	7	06-10-22-000-002.001-001	WARREN, C COLE	16.77
H	7	06-10-22-000-015.000-001	WARREN, C COLE	40.00
I	7	06-10-22-000-016.000-001	WARREN, C COLE	52.00
J	8	06-10-16-000-003.000-001	A T SCHERER & COMPANY LLC	79.54
K	9	06-10-29-000-004.001-011	BEARD, THOMAS & PAIGE N SCOTT	3.31
L	10	06-10-29-000-005.001-011	BALL, LARRY W & CAROL L	1.54
M	10	06-10-32-000-011.002-011	BALL, LARRY W & CAROL L	0.37
N	11	06-10-28-000-004.000-001	PNG REAL ESTATE, LLC	76.51
O	11	06-10-28-000-004.001-001	CLARK, TODD & ANNA	3.14
P	12	06-10-27-000-006.000-001	IEDC	2.00
Q	13	06-10-27-000-010.002-001	LALAS, VICTOR A & NANCY L	4.66
R	14	06-10-32-000-003.000-011	IEDC	26.77
S	15	06-06-05-000-018.003-011	HENDRICKS, JASON S & ANN M	6.29
T	15	06-06-04-000-013.000-001	SCOTT RICHARD BARKER REVOCABLE	2.41
U	16	06-06-05-000-016.001-011	IEDC	3.38
V	17	06-10-33-000-001.001-001	IEDC	1.41
W	18	06-10-34-000-015.001-001	DRURY PROPERTIES LLC	0.83

**EXHIBIT B**

**Legal Description**

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**PHASE 5 ANNEXATION DESCRIPTION**

PARCEL I: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE QUARTER SECTION LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 350 WEST A DISTANCE OF 412.34 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 34 SECONDS EAST ALONG THE SOUTH DESCRIBED LINE OF THE JOHN F. KING PROPERTY, AS RECORDED IN DEED RECORD 243 PAGES 15-29, A DISTANCE OF 216.32 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 317.49 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 200 NORTH, A DISTANCE OF 194.61 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6303 ACRES, MORE OR LESS.

PARCEL II: ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, WHICH LIES SOUTH AND WEST OF THE SOUTH LINE OF THE PRESENT RIGHT-OF-WAY OF THE CLEVELAND, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD COMPANY, LOCATED IN CENTER TOWNSHIP, BOONE COUNTY, INDIANA, 3.00 ACRES, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 1 WEST, CENTER TOWNSHIP, BOONE COUNTY, INDIANA, MORE FULLY DESCRIBED BY: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE QUARTER SECTION LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 350 WEST A DISTANCE OF 412.34 FEET; THENCE SOUTH 64 DEGREES 06 MINUTES 34 SECONDS EAST ALONG THE SOUTH DESCRIBED LINE OF THE JOHN F. KING PROPERTY, AS RECORDED IN DEED RECORD 243 PAGES 15-29, A DISTANCE OF 216.32 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 317.49 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG THE SECTION LINE AND THE APPROXIMATE CENTERLINE OF COUNTY ROAD 200 NORTH, A DISTANCE OF 194.61 FEET TO THE POINT OF BEGINNING, SAID EXCEPTION CONTAINING 1.6303 ACRES, MORE OR LESS.

**EXHIBIT C**

**Surveyor's Certification of Contiguity**

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AMERICAN  
**STRUCTUREPOINT**  
INC.

9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, INDIANA 46240  
TEL 317.547.5580  
FAX 317.543.0270

August 21, 2023

Per request of the Indiana Economic Development Corporation ("IEDC"), American Structurepoint, Inc., has reviewed the information provided by, and available from, the City of Lebanon, Indiana (the "City") and the law firm of Taft, Stettinius and Hollister ("Taft") to determine whether the parcels identified in the attached map, if annexed into the City of Lebanon, would comply with the contiguity requirements set forth in IC§ 36-4-3-1.5(a).

Based upon the information available, reviewed, and provided (which is commonly relied upon in the industry), at least one-eighth (1/8) of the external boundaries of the proposed territory to be annexed ("Territory") coincides with the existing boundaries of the City, thereby satisfying the contiguity requirement of IC§ 36-4-3-1.5(a) to support the voluntary annexation of such parcels into the City.

We are available at your convenience to answer any questions or further discuss this matter.

Sincerely,  
American Structurepoint, Inc.

Matthew D. Moore, PE, PMP  
Vice President