



P: 765-482-8845

F: 765-482-8873

**CITY OF LEBANON
PLANNING & ZONING**

401 S. Meridian St.
Lebanon, IN 46052

Notice is hereby given of two public hearings before official bodies of the City of Lebanon regarding the “Project LEAP – Phases 3-18 Annexations.” The proceedings concern petitions for annexation filed by the petitioners-landowners detailed below (“Petitioners”).

The land sought to be annexed comprises forty-three (43) parcels of Boone County land containing a total of approximately 642.08 acres. The land is adjacent to existing city boundaries and satisfies the contiguity requirements of Indiana law for annexation. In accordance with state law, land comprising the adjacent public road rights-of-way are also to be part of the annexation.

No parcel of land is being annexed without the written consent of its owner(s), thereby making this a super-voluntary annexation under Indiana law. Copies of all landowner consents are included with the petitions.

The petitions request that the Common Council assign the LEAP Innovation District Planned Unit Development (LEAP PUD) zoning classification to the annexed land. The Council makes the final decision regarding the assignment of a zoning classification if the land is annexed.

The first hearing regarding this annexation will be before the City of Lebanon Planning Commission on Monday, September 18, 2023, at 7:00 p.m. in the Council Chambers, Second Floor, Lebanon City Building, 401 South Meridian Street, Lebanon, Indiana. The purpose of this hearing is to receive information about the proposed or possible uses to be made of the land so that the Plan Commission can make a recommendation to the City Council as to an appropriate zoning classification for the land if annexed. *Docket #'s 23-62, 23-63, 23-64, 23-65, 23-66, 23-67, 23-68, 23-69, 23-70, 23-71, 23-72, 23-73, 23-74, 23-75, 23-76, and 23-77.*

The second hearing will be on the annexation petition itself and will be held before the Lebanon City Council at 7:15 p.m. on Monday, September 25, 2023. That hearing will consider the reasons for the annexations, the legal requirements for annexation, the proposed or intended uses for the area, and fiscal information about the effects of the annexations. **It is expected the Council will take final action on the proposed annexations and fiscal plans at its meeting on Tuesday, October 10th.**

The full and complete legal descriptions of the perimeter boundaries of the land proposed for annexation and excepting the parcels that are excluded from the annexations are available for review in the City of Lebanon Planning & Zoning.



P: 765-482-8845

F: 765-482-8873

**CITY OF LEBANON
PLANNING & ZONING**

401 S. Meridian St.
Lebanon, IN 46052

An Annexation Routing drawing dated August 11, 2023, submitted with the petitions for annexation depicts the parcels proposed for annexation.

The proposed land to be annexed is identified more specifically below by Parcel ID #, Property Owner, and Total Acreage:

PHASE 3

06-10-13-000-040.000-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 14.19 ACRES;

PHASE 4

06-10-14-000-001.000-001 JENNIFER FIELDS, TRUSTEE OF THE SLW ASSET PROTECTION TRUST, JACQUE J. HEIDENREICH, DANA J. BYRKETT 115.98 ACRES;

06-10-14-000-001.001-001 GARY J & JENNIFER K FIELDS 4.02 ACRES;

06-10-14-000-002.001-001 JAMES R RITTER 1.12 ACRES;

06-10-14-000-002.003-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1.12 ACRES;

06-10-14-000-002.008-001 NICHOLAS DANIEL & JILL LA PARR 1.49 ACRES;

06-10-14-000-002.012-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1 ACRE;

06-10-14-000-002.013-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1 ACRE;

06-10-14-000-002.014-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1 ACRE;

06-10-14-000-002.015-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1 ACRE;

06-10-14-000-003.000-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1.67 ACRES;

06-10-14-000-006.000-001 CHERRIE A LEONARD 1.67 ACRES;

06-10-14-000-010.000-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1.29 ACRES;

06-10-23-000-033.005-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1 ACRE;

06-10-23-000-033.010-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 0.94 ACRES;

06-10-23-000-034.000-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 19.52 ACRES;

06-10-23-000-034.004-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1 ACRE;

06-10-23-000-034.005-001 HUNTER L & ALEXANDRA J BOWMAN 1 ACRE;

06-10-23-000-034.007-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 0.96 ACRES;

06-10-23-000-034.008-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 0.82 ACRES;

PHASE 5

06-10-21-000-002.001-001 MARIANNE RASNAKE 1.63 ACRES;

06-10-21-000-002.000-001 MARIANNE RASNAKE 2.33 ACRES;

PHASE 6

06-10-29-000-019.000-011 RITA M HATKE 2.35 ACRES;

06-10-29-000-018.000-011 JAY & SARA SLIPHER AND VAUGHNETTA SLIPHER 71.06 ACRES;

PHASE 7

06-10-22-000-007.001-001 JOHN R HARRISON 67.26 ACRES;

06-10-22-000-007.002-001 JOHN R HARRISON 4.73 ACRES;

06-10-22-000-002.001-001 C COLE WARREN 16.77 ACRES;

06-10-22-000-015.000-001 C COLE WARREN 40 ACRES;

06-10-22-000-016.000-001 C COLE WARREN 52 ACRES;

PHASE 8

06-10-16-000-003.000-001 A T SCHERER & COMPANY LLC 79.54 ACRES;

PHASE 9

06-10-29-000-004.001-011 THOMAS BEARD & PAIGE N SCOTT 3.31 ACRES;

PHASE 10

06-10-29-000-005.001-011 LARRY W & CAROL L BALL 1.54 ACRES;

06-10-32-000-011.002-011 LARRY W & CAROL L BALL 0.37 ACRES;

PHASE 11

06-10-28-000-004.000-001 PNG REAL ESTATE LLC 76.51 ACRES;

06-10-28-000-004.001-001 TODD & ANNA CLARK 3.14 ACRES;

PHASE 12

06-10-27-000-006.000-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 2 ACRES;



P: 765-482-8845

F: 765-482-8873

**CITY OF LEBANON
PLANNING & ZONING**

401 S. Meridian St.
Lebanon, IN 46052

PHASE 13

06-10-27-000-010.002-001 VICTOR A & NANCY L LALAS 4.66 ACRES;

PHASE 14

06-10-32-000-003.000-011 INDIANA ECONOMIC DEVELOPMENT CORPORATION 26.8 ACRES;

PHASE 15

06-06-05-000-018.003-011 JASON S & ANN M HENDRICKS 6.29 ACRES;

06-06-04-000-013.000-001 SCOTT RICHARD BARKER REVOCABLE 2.41 ACRES;

PHASE 16

06-06-05-000-016.001-011 INDIANA ECONOMIC DEVELOPMENT CORPORATION 3.38 ACRES;

PHASE 17

06-10-33-000-001.001-001 INDIANA ECONOMIC DEVELOPMENT CORPORATION 1.41 ACRES;

PHASE 18

06-10-34-000-015.001-001 DRURY PROPERTIES LLC 0.83 ACRES;

The annexation petitions and supporting information are on file with the Planning Department, Second Floor, Municipal Building, 401 South Meridian Street, Lebanon and may be examined prior to the public hearings from 8:00 a.m. to 4:00 p.m. Monday through Friday, except for holidays (closed for lunch 12pm-1pm). Written comments in support of or in opposition of the petition will be considered if filed with the City of Lebanon Planning and Zoning Office before 4:00pm on the day of the hearing.

The public hearings are open to the public. At the public hearings, the Plan Commission and City Council will hear any person who has filed a written remonstrance during this filing period, and receive and hear any remonstrances, objections, or support from persons interested in or affected by the voluntary annexation.

Upon request, the Planning Department will provide auxiliary aids and services. If needed, please contact the Planning Department at (765) 482-8845 prior to the meetings to ensure proper accommodation can be arranged. Said hearings may be continued from time to time as may be necessary.

City of Lebanon Planning and Zoning Department