

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, BOONE COUNTY, INDIANA REZONING PROPERTY AND AMENDING THE ZONING MAP OF THE CITY OF LEBANON, INDIANA

WHEREAS, the petitioner, SK Sunrise LLC, filed an Application for Rezone before the City of Lebanon Plan Commission, seeking to rezone approximately 1.31 acres, more or less, in Center Township, Boone County, Indiana, said property being located at 434 N Mt. Zion Road, Lebanon, Indiana 46052 and more particularly described in Exhibit A and B, from the Light Industrial (LI) zoning classification to General Business (GB) zoning classification; and,

WHEREAS, pursuant to Indiana Code 36-7-4-608, the City of Lebanon Plan Commission conducted the required Public Hearing on January 21, 2025 and voted 9-0 to send a favorable recommendation of the rezoning petition of the Property and certified its favorable recommendation to the legislative body, the City of Lebanon Common Council, on January 22, 2025; and,

WHEREAS, pursuant to Indiana Code 36-7-4-608, the City of Lebanon Common Council, having considered the Application and the recommendation of the City of Lebanon Plan Commission now adopts the proposal and approves the requested rezoning.

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. That the Petitioner, SK Sunrise LLC, is the Owner of the Property.

Section 2. That the Petitioner seeks to have the Property, comprised of approximately 1.31 acres and located at 434 N Mt. Zion Road, Lebanon, Indiana 46052 and more particularly described in Exhibit A and B, rezoned from the Light Industrial (LI) zoning classification to General Business (GB) zoning classification.

Section 3. That the City of Lebanon Common Council has paid reasonable regard to applicable comprehensive plans; 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.

Section 4. That from and after this date, the Official Zoning Map of the City of Lebanon, Indiana shall be changed to rezone the subject Property from the Light Industrial (LI) zoning classification to General Business (GB) zoning classification. Further, the Director of Planning of the City of Lebanon Planning Commission is hereby authorized to change the Official Zoning Map consistent with this Ordinance.

ALL OF WHICH IS ADOPTED this ____ day of _____, 2025 by the Lebanon
Common Council of the City of Lebanon, Indiana.

Voting For

Voting Against

Abstain

Keith Campbell

Keith Campbell

Keith Campbell

John Copeland

John Copeland

John Copeland

Robert Hawkins

Robert Hawkins

Robert Hawkins

Sandra Jasionowski

Sandra Jasionowski

Sandra Jasionowski

Mike Kincaid

Mike Kincaid

Mike Kincaid

Sierra Messenger

Sierra Messenger

Sierra Messenger

Dick Robertson

Dick Robertson

Dick Robertson

ATTEST:

Tonya Thayer, Clerk Treasurer

I hereby certify that **ORDINANCE 2025-04** was delivered to the Mayor of Lebanon

on the _____ day of _____, 2025, at _____ m.

Tonya Thayer, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 2025-04**

I hereby VETO **ORDINANCE 2025-04**

this _____ day of _____, 2025.

this _____ day of _____, 2025.

Matthew T. Gentry, Mayor

Matthew T. Gentry, Mayor

This document prepared by: Benjamin Bontrager, Director of Planning
City of Lebanon
401 S Meridian Street
Lebanon, IN 46052

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: Benjamin Bontrager

EXHIBIT A

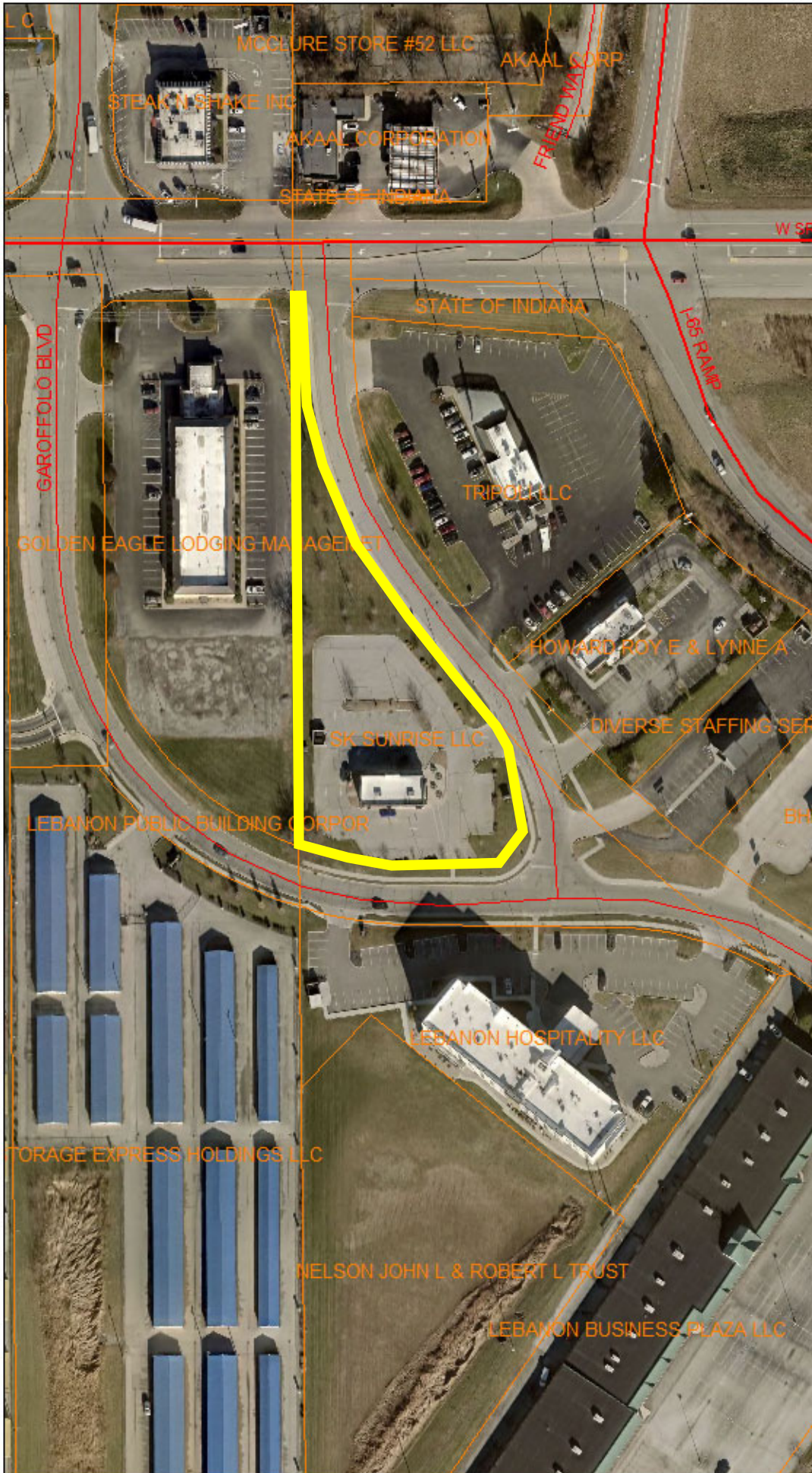
Situated in Boone County, State of Indiana, to-wit:

A part of the Southeast Quarter of Section 35, Township 19 North, Range 1 West, Center Township, Boone County, Indiana, more fully described as follows:

From the Northwest corner of the southeast quarter of the aforesaid Section 35, thence South 89 degrees 48 minutes 33 seconds East (bearings cited from land description for Tract "D" Plat by Anderson and Associates, recorded in Miscellaneous Record 109, pages 114-125, Office of the Recorder of Boone County, Indiana), along the quarter section line, 1329.05 feet to the northeast corner of the Northwest Quarter of the Southeast Quarter of the aforesaid Section 35: thence South 00 degrees 06 minute 22 seconds West along the quarter-quarter section line, 239.53 feet to the point of beginning; thence South 35 degrees 00 minutes 00 seconds East along the easterly line of Tract D 128.11 feet to a curve to the left having a radius of 1637.59 feet; thence along said curve and easterly line of Tract D 162.98 feet (Chord bearing South 37 degrees 51 minutes 07 seconds East and 162.92 feet) to State of Indiana real estate as described in Instrument No. 2003-13438, in the Office of the Recorder of Boone County, Indiana, the following four (4) courses and the point of reverse curvature of a curve to the right having a radius of 331.36 feet; (1) thence along said curve 156.05 feet (Chord bearing South 21 degrees 24 minutes 16 seconds East and 154.61 feet); (2) thence South 41 degrees 39 minutes 55 seconds West 40.60 feet; (3) thence South 89 degrees 54 minutes 00 seconds West 91.75 feet to the point of curvature of a curve to the right having a radius of 331.36 feet (4) thence along said curve 114.06 feet (chord bearing North 80 degrees 14 minutes 21 seconds West and 113.50 feet to the east line of above mentioned Tract D and quarter-quarter section line; thence North 00 degrees 06 minutes 22 seconds East 388.78 feet to the Point of Beginning.

Street Address of Property: 434 North Mt Zion Rd, Lebanon, IN 46052 Parcel/ PIN Number: 015-07371-07

EXHIBIT B



Corporate Limits from Boone

Feature Name:

Lebanon

ParcelsFromCounty

Roads

Highways

