

Ordinance No. 2022 – 8A

AMENDING ORDINANCE 2007-1B  
HANCOCK COUNTY, INDIANA, ZONING ORDINANCE

AMENDING TITLE XV, CHAPTER 156, ZONING  
OF THE HANCOCK COUNTY CODE

RESCINDING ORDINANCE 1993-8F  
ZONING ORDINANCE OF HANCOCK COUNTY

Be It Ordained by the Board of Commissioners of Hancock County, Indiana, That

SECTION 1

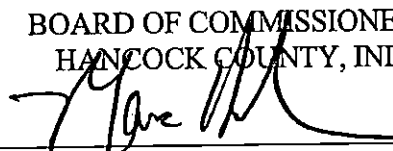
Ordinance 1993-8F, Zoning Ordinance of Hancock County, Indiana, and the official zoning maps pertaining thereto, are hereby rescinded in their entirety and replaced with the provisions of Ordinance 2007-1B and all acts amendatory or supplemental thereto.

SECTION 2

Title XV, Chapter 156 of the Hancock County Code, is amended as follows: The zoning map referenced in Section 156.020 is hereby amended by rezoning the subject areas as referenced in Attachment A.

Adopted this 2<sup>nd</sup> day of August 2022.

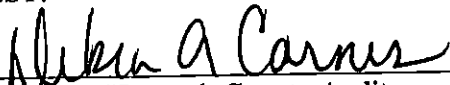
BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

  
\_\_\_\_\_  
Marc Huber

  
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John Jessup

  
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Bill Spalding

ATTEST:

  
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Debra Carnes, Hancock County Auditor

Petitioner: Hancock County Plan Commission

**ATTACHMENT A -- PUBLIC HEARING**

**PUBLIC WORKSHOP - Combined Codes Project Summary Table (Rev. 12 July 2022)**

**BLUE RIVER TOWNSHIP**

MAP #	NAME	LOCATION	1993 Zone	AMENDMENT TO CHAPTER 156	Comment
1	JESSUP	50 S & 400 E ES	R-2	RR	
2	WICKER	850 E & 15 S	R-1	RR	
3	CASTER	MORRISTOWN PK & 500 S	R-1	RR	
4	STEPHENS	6300 E & 200 S	R-1	RR	
5	BENTLY WOODS	200 S & 500 E	R-1	RR	

**BRANDYWINE TOWNSHIP**

MAP #	NAME	LOCATION	1993 Zone	AMENDMENT TO CHAPTER 156	Comment
1	CLIFFORD, SAUM & SEATON	550 S & 300 E ES	R-2	R2.5	
2	POPE	5383 S 100 W/998 W US 52	R-2	CR	
3	BORING	1440 W FURRY RD	A-1	A	
4	CECIL	1415 E 500 S	B-2	CC	
5	MELTZER	5873 S ST RD 9	I-2	IL	
7	GARDNER ESTATES	4250 S 300 E WS	R-2	RR	
8	GREYHAWK WOODS	4500 S & ST RD 9 WS	R-1	R1	
9	MAPLE GROVE	3600 S 50 W	R-1	R1.0	
10	HARDIN	400 S & 300 E NE	R-1	R1.0	

BROWN TOWNSHIP

MAP #	NAME	LOCATION	1993 ZONE	AMENDMENT TO CHAPTER 156	COMMENT
1	GJA PROPERTIES LLC	117 NOBLE ST	R-3	R3.5	
2	MOLDEN	10750 E 700N SS	R-2	R1.0	
3	PATTERSON	1 <sup>ST</sup> /CENTER STREETS	B1	CN	
4	CAIN	9500 E 650 N NS	R-2	R2.5	
5	HERBERT	6750 N & 900 E WS	R-2	RR	
6	SHIRLEY PUD	1 <sup>ST</sup> AND LEE	PUD	PUD	
7	AG ONE CO-OP	6250 E ST RD 234 NS	I-2	IG	
8	WILKINSON SELF STORAGE CC	1250 E 700 N SS	I-1	IL	
9	HOUSE/HENRY CTY		R2	R3.5	
10	CARTWRIGHT	NOBLE & SOUTH (SHIRLEY)	R-2	R3.5	
11	CALLAHAN, WALLEN, & OAKES	8500 N NASHVILLE RD	R-1	RR	
12	TATOM	6400 N 700 E	R-1	RR	
13	TECH CASTINGS INC	7250 N 1125 E ES	A-1	A	
14	MASTERS	10894 E 700 N NS	R-1	R1.0	
15	CYPRESS RIDGE	9519 E ST RD 234	R-1	RR	
16	PARKE	10853 E 700 N	A-1	A	
17	EDWARDS	11000 N & 1100 E	R-1	RR	
19	CHRISWELL	9957 E 700 N	B-1	CC	

BUCKCREEK TOWNSHIP

MAP #	NAME	LOCATION	1993	AMENDMENT TO CHAPTER 156	Comment
1	HALEY	3264 W 200 N	A-1	A	
2	WILSON	4500 N & 600 W WS	I-1	IL	
3	MT COMFORT PARK SEC 2	6000 W 400 N SW	I-1	IBP	
4	BOLDING	400 N IN MOHAWK	B-2	CN	
6	PILOT TRAVEL CENTRES CC	I-70 & 600 W NW	B-2	CR	TRUCK STOP / TRAVEL CENTRE BY SPECIAL EXCEPTION USE ONLY
7	GIBSON	LANE RD & 800 W SE	I-1	IL	
8	HATOWAY	368 N 525 W	B-1	R1	Per owner request
10	SMITH	2605 W 200 N SS	A-1	A	
11	SUGAR CREEK VALLEY EST	100 N & 300 W NE	R-2	R2.5	
12	BOWER ESTATE	5700 W 100 N	R-2	R2.5	
13	SHADOW CREEK	2500 N 800 W ES	R-1	R1.0	
14	SHADOW CREEK	2500 N 800 W ES	R-1	R1.0	
16	BULLOCK AND OTHERS	3100 N 600 W ES	B-1	CN	
17	PILOT TRAVEL CENTRES LCC	600 W & I-70 NW	B-2	CR	TRUCK STOP / TRAVEL CENTRE BY SPECIAL EXCEPTION USE ONLY
19	TKC PROPERTIES LLC & HANCOCK COUNTY COM.	3100 N 600 W	B-1	CN	
20	HYDRO CONDUIT CORP	6500 W 350 N	I-2	IG	
23	SPEEDWAY LLC	2732 N 600 W	B-2	CC	
25	MELENDEZ	6000 W 200 N ES	I-1	IL	
26	WEBBER & STATE OF INDIANA	6000 W 200 N ES	B-2	CC	
28	MILE O PROPERTIES LLC & MOUNT COMFORT	I-70 & 600 W SE	B-2	CC	

29	DEVELOPMENT LLC	6100 W 200 N	B-2		CC	
31	OVERSIZED FARMS LLC	300 W & 400 N SW	R-1		RR	
33	LOWDER	6100 W 200 N SW	B-1 (NORTH) R-4 (SOUTH)		CN (NORTH) R5.0 (SOUTH)	
34	HERRON CREEK	6100 W 200 N SW	B-1 (NORTH) R-4 (SOUTH)		CN (NORTH) R5.0 (SOUTH)	
35	LARK	6000 W US 40 NW	R-3		R2.5	
36	MURPHY	3430 N 400 W WS	R-1		R1.0	
38	SHELBY NORTH FARM	700 W & I-70 NE CNR (N OF I-70)	B-2		CC	
39	MOUNT COMFORT COMMERCIAL PARK SEC 5	700 W & 200 n NW CNR (N OF I-70)	I-1		IL	
40	MT VERNON SCHOOL CORP	APPROX 1300 N 600 W ON ES	B-1		CN	
41	MT COMFORT COMMERCIAL PARK SEC 6	700 W & 400 N SE CNR	I-1		IL	
42	PRECEDENT DEV.	7500 W 200 N BTWEEN I-70 & 200 N	I-1		IBP	SEE #63 IN REZONE BOOK
44	THOMAS	500 N & 600 W NW CNR	R-3, R-4, & B-2		R-3 → R3.5 R-4 → R5.0 B-2 → CN	IS THIS FORMAT OK?
58	JOUPPI	1737 N 600 W	B-3		CR	
60	HINE & GARRIOTT	2600 W 100 N	R-1		R1.0	

CENTER TOWNSHIP

MAP #	NAME	LOCATION	1993 ZONE	AMENDMENT TO CHAPTER 156	COMMENT
1	WHEELER	1483 W US 40	B-2	CC	
2	HICKORY HILL	2500 E 200 N NS	R-2	R2.5	
3	MIDWEST UNDERGROUND INC	4250 E US 40 SS	B-2	IL	
5	HARPER	4033 N 200 W	B-1	CN	
6	TURNER	3500 N FORTVILLE PK WS	B-2 (1.0 ACRES OF NW CORNER)	CC (1.0 ACRES OF NW CORNER)	REST OF PARCEL ZONED AS 'A'
8	MAXWELL HEIGHTS SEC 1-2	4500 N ST RD 9 / 2250 E 500 N (MAXWELL HEIGHTS)	R-2	R2.5	
10	WERTENBERGER	123 E WASHINGTON ST MAXWELL	R-2	R1.0	
11	CMC MAXWELL LLC	2100 E 500 N NS	I-2	IG	
12	CRANBERRY LAKES	3700 N ST RD 9 ES	R-1	R1.0	
13	TWIN OAKS	5500 N ST RD 9 WS	R-2	R1.0	
14	WHITE	5000 E US 40 SW	R-2	R1.0	
17	HUNTER REAL ESTATE	633 W US 40 SS	I-2	NORTHERN PORTION: CC SOUTHERN PORTION: IG	NORTHERN 1.0 ACRE IS CURRENTLY ZONED CC SOUTHERN 2.2 ACRES TO BE ZONED IG
18	BRADLEY	2500 E 300 N NS	R-1	RR	
19	ERLEWEIN LLC	1484 W US 40	B-2	CC	
23	GRANT	3050 N 300E E	R-1	RR	
25	CASTOR	2550 E 300 N	R-1	RR	
26	FERRIS	2852 N 400 E	A-1	A	
27	ERLEWEIN LLC	1484 W US 40	B-2	CC	SEE ENTRY 17
38	HUNTER REAL ESTATE	633 W US 40	I-2	IG	SOUTHERN TWO-THIRDS OF PROPERTY

GREEN TOWNSHIP

MAP #	NAME	LOCATION	1993 ZONE	AMENDMENT TO CHAPTER 156	COMMENT
1	HAPPY ACRES	45 E 700 N SS	R-2	R2.5	
3	RICHWINE	ST RD 234 & TROY RD NW CNR	R-2	R2.5	
4	WARNER	2046 E EDEN RD	R-1	R1.0	
5	RUDDACH	9300 N 400 E	B-2	A	
7	EMERALD LAKE	9500 N ALFORD RD	R-1	R1.0	
8	EVERY MEADOW	7000 N & 250 E NW	R-1	R1.0	

JACKSON TOWNSHIP

MAP #	NAME	LOCATION	1993 ZONE	AMENDMENT TO CHAPTER 156	COMMENT
1	ROLLER	55 925 E ES	R-2	RR	
2	CARTER	9500 E 500N SS	B-1	CN	
3	EVITT	3374 N 600 E	B-2	CC	
4	COLE TRUST & KNOSE	5468 E US 40	R-2	RR	
5	OAKES	8600 E US 40 SS	R-2	RR	
6	DURHAM & WHITE	5468 E US 40	R-2	RR	
7	KIDD	7367 E US 40	I-1	IL	
8	FOUT	1050 E & 150 N SW CNR	R-1	R1.0	
9	ROLAND & SINGLETON	7600 E & 100 N SS	R-1	R1.0	
10	ALLEN	5591 E US 40	R-4	RM	
11	BONAR & LAWRENCE	5079 E US 40	R-1	R1.0	

SUGAR CREEK TOWNSHIP

MAP #	NAME	LOCATION	1993 Zone	AMENDMENT TO CHAPTER 156	COMMENT
1	HUTTON	2600 W US 40 SS	R-3	R3.5	
2	THATCHER FAMILY SHARE TRUST	5800W US 40 NS	B-2	CC	
3	WELLS NURSERY & GREENHOUSE INC	3750W US 40 NS	B-2	CC	
4	SPARKS	25S & 800 W ES	I-1	IL	
5	OSMAN	2080W US 40	B-1	CN	
7	SCHILDMEIR WOODS	7500W US 52 SS	R-3	R2.5	
9	NEEDHAM	4907 W US 40	B-2	CC	
10	REJER	7175 W 300 S	A-1	RR	
11	PARISH	7924 W US 52	B-1	CN	
12	LANCE MINOR	50S & 250 W	R-2	R2.5	
13	SWANGO	165 S 600 W S	B-1	CN	
14	DUTTAM INC	5250 W US 40 SS	B-1	CN	
15	SCHILDMEIR VILLAGE	7500 W & US 52 SS	R-1	R1.0	
16	ARMSTRONG	4037 W US 52	B-2	CC	
17	CORNERSTONE PROPERTIES CC	6375 W US 52	B-2	CC	
18	SCHILDMEIR VILLAGE	4233S 800 W	R-1	R2.5	
19	M & B ASSOCIATES	119 N 600 W	B-2	CR	
20	THELMA WOOD	2709 S 500 W	B-2	CC	
21	HOOD	5151 W US 40	B-1	CN	
22	HILTON BUSINESS PARK	6250 W US 52	B-1	CN	
23	SPEEDWAY	600 W US 40 NE CORNER	B-2	CC	
24	WALLACE PROPERTIES	5821 W US 40	B-3 & I-1 (Approx. rear 2/3 is I-1).	CN ON NORTH HALF/IL ON REAR	
25	J & M SPORTING GOODS	3529 W US 40	B-2	CC	
26	SPEEDWAY	5836 W US 40	B-2	CC	



28	HAMMONS TRUST	3392 W US 40	B-2	CC	
29	CLARK	4240 W US 52	B-1	CN	
31	WINTIN	4600 W 100 S	R-2	R2.5	
33	RICHMAN PLATZ	2500 S 700 W	R-2	R2.5	
34	VILLAGE GREEN	6000 W 300 S SW	R-2	R2.5	
35	VILLAGE GREEN	6000 W 300 S NW	R-2	R2.5	
36	GLG PROPERTIES	3521 W US 40	B-1	CC	
37	BRIARWOOD	2501S 700W	R-3	R3.5	
38	NEW PAL CHRIST CHURCH	3500 W US 52	R-1	R1.0	
39	ASH	3900 W US 52	B-3	CC	
40	MEADOW LAKE ESTATE	1000S 500W	R-2	R2.5	
42	DELLEKAMP	722 S 600 W	B-2	CN	
43	SCHAKEL & BEATTY	3570 W US 40	B-2	CC	
44	PAGAGON (OAKBROOK)	6000 W US 40 NW	R-5	R2.5	
46	PARAGON (OAKBROOK)	6000 W US 40 SW	I-L	IL	Part of this tract was annexed.
47 - NA 53	Rezoning; see #				
49	JOTHAM PROPERTIES LLC	5318 W. US 40	B-2	RMH and CN along 40	
50	CB NEAL PROPERTIES LLC	5985 W. MEMORY LANE	B-2	CC	
51	BORGMAN LLC	6400 W 300 S NS	R-2	R2.5	
52	PDP PROPERTIES	5999 W. MEMORY LANE	B-2	CC	
53	CENTENNIAL	2000S 500 W NE	R-3	R3.5	
71	JONES FAMILY TRUST	US 52 & 400 W	B-1	CN	

VERNON TOWNSHIP

MAP #	NAME	LOCATION	1993 Zone	AMENDMENT TO CHAPTER 156	COMMENT
4	VERNON MEADOWS	ST RD 234 & FORTVILLE PK SE	R-2	R2.5	
9	SETTLEMENT WOODS SUB	850 N FORTVILLE PK SE CNR	R-2	R1.0	
10	TAULMAN SUB	10300 N MERIDIAN RD WS	R-2	RR	
11	STOUT MINOR SUB	4800 W ST RD 234 SE	R-2	RR	
17	MCCONNELL	5331 W 1000N SS	B-2	CN	
19	A & S COUNTRY EST	2100 W ST RD 234 NS	R-1	R2.5	
20	COUNTRY VIEW EST	6600 W 600 N NS	R-1	R1.0	
25	ELS LLC	5250 W ST RD 67	I-1	IL	
28	TEDROCO INC	400 W & ST RD 67 NS	A-1	A	
42	GRANDVIEW	6200 N FORTVILLE PIKE	R-1	R1.0	
44	A & W COUNTRY ESTATE	2350 W 900 N	R-1	R1.0	
62	SNIDER	5500 W 700 N SS	R-3	R2.5	
67	SNIDER	7400 N FORTVILLE PIKE	R-1	R1.0	