**ORDINANCE NO. \_\_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF TIPTON COUNTY, INDIANA AMENDING THE TIPTON COUNTY ZONING ORDINANCE 2008-12, AS AMENDED**

**WHEREAS,** IC 36-7-4-602 provides that a Zoning Ordinance may be amended; and

**WHEREAS,** the Plan Commission did initiate a process to consider amendments to the Zoning Ordinance as it pertains to approved development plans, and

**WHEREAS,** the Plan Commission did in considering the proposal pay reasonable regard to the comprehensive plan, current conditions and character of 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, and

**WHEREAS,** the Plan Commission did hold a public hearing on the matter on September 4, 2017, and

**WHEREAS,** the Plan Commission did certify to the Board of Commissioners on September 9, 2019 the attached amendments with a favorable recommendation,

**NOW THERFORE, BE IT ORDAINED** by the Board of Commissioners of Tipton County, Indiana, that:

**Section One:** The Tipton County Zoning Ordinance adopted November 10, 2008 is amended as follows:

Attachment A of this Ordinance makes deletions and additions to the text of the Tipton County Zoning Ordinance adopted November 10, 2008. Parts to be deleted are struck through while parts to be added are in ‘red’.

DULY ADOPTED on this \_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_, 2019 by the Tipton County Board of Commissioners of Tipton County, Indiana.

BOARD OF COMMISSIONERS OF TIPTON COUNTY, INDIANA

James N. Mullins, PhD – President

Dennis Henderson

Mark D. Manier

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Gregg A. Townsend – Tipton County Auditor

Attachment A

~~401.02 D. 11. An amendment to a Development Plan may be submitted for approval in accordance with the procecdures for a Development Plan Review as specified in this section.~~

401.02 D. 11. Development Plan Amendment. Amendments to approved development plans shall be submitted in accordance with the procedures specified above (including application, fees and required materials). The Executive Director shall schedule a development plan review committee meeting to review the amendment application. The committee shall determine if the amendment consists of substantial development/redevelopment/additions in which the approval shall be required of the Plan Commission.

If the committee determines that the amendment is substantial, it will refer the matter for a public hearing before the Tipton County Plan Commission in accordance with the procedures for a Development Plan Review as specified above in this section.

If the committee determines that the amendment is not substantial, it shall be returned to the Executive Director for administrative approval.

Prepared by: Steve Niblick

Executive Director

Tipton County Planning Commission

101 East Jefferson Street

Tipton, Indiana 46072