



City of Columbus – Bartholomew County
Planning Department

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Columbus, Indiana 47201
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Bartholomew County, Indiana Rezoning Commitments

Location & Action Taken:

The property described by the legal description below has been rezoned from RMc (Residential: Multi-Family with commitments) to I1c (Industrial: Light with commitments) by the Bartholomew County Board of Commissioners through Ordinance Number 4, 2023 passed on October 2, 2023. This action shall be known as the Franklin Snyder Rezoning (Plan Commission Case #RZ-2023-001).

Parent Tract 1A and Parent Tract 2A of the "Oxford North Development Replat" as recorded in Plat Book S, Page 37B in the Bartholomew County Recorder's Office and containing 17.00 acres in Parent Tract 1, 31.00 Acres in Parent Tract 2, and 48.00 acres in all.

The rezoning area includes the following parcel(s):
03-05-22-000-000.302-009 and 03-05-22-000-000.300-009

Commitment(s):

The use and development of the property shall now be subject to the following commitment(s), which shall run with the property until altered or deleted by a subsequent rezoning approval:

1. Any development of any portion of the subject property shall be accompanied by the following infrastructure improvements: (1) the construction of 700 North across the entire frontage of the subject property (with that construction meeting all requirements of the Bartholomew County Subdivision Control Ordinance) and (2) the construction of an asphalt pedestrian path, with a minimum width of 8 feet, within the Mill Street right-of-way from the current western terminus of Mill Street to the intersection of Bear Lane and Hubler Drive. If Bear Lane is extended east from the intersection with Hubler Drive, the pedestrian path may take the form of a concrete sidewalk on the north side of that portion of Bear Lane extended. These improvements shall be complete or subject to a financial guarantee posted with Bartholomew County for their performance prior to the occupancy of any development on the subject property. The commitment by any public entity to construct them or the assured construction of any portion of these improvements as a component of development on adjacent property shall relieve the subject property from this commitment, as it pertains to those otherwise assured improvements.

2. Any development on any lot(s) included within the subject property that have frontage on Hubler Drive shall include the construction of a concrete sidewalk, a minimum of 5 feet in width, along that lot's Hubler Drive frontage. This sidewalk shall be complete prior to occupancy of any development on that lot.
3. Any development on any lot(s) included within the subject property that are adjacent to residentially zoned properties, including those residentially zoned properties on the south side of the Mill Street right-of-way, shall include a Type A Buffer, as defined by the current Bartholomew County Zoning Ordinance. This buffer shall be complete prior to occupancy of any development on that lot.
4. With regard to the presence of the subject property in a wellfield protection area:
 - a. The stormwater management for the property shall be consistent and comply with the documented Bartholomew County MS4 requirements, as well as regulations and best practices as issued by the Indiana Department of Environmental Management (IDEM) for wellhead protection. Documentation of these Bartholomew County and IDEM approvals shall be provided prior to the issuance of any zoning compliance certificate or building permit for the property.
 - b. All polluted waters generated on the property will be directed to the sanitary sewer system.
 - c. The property owner(s) and/or operator(s), as appropriate, will maintain an inventory and spill prevention plan for their facility(ies) for all cleaning/disinfecting agents, hazardous waste materials, and sewage. This inventory and plan shall be kept up-to-date and shall be provided, including any updates, to the Eastern Bartholomew Water Corporation.
 - d. The development of the property shall include ground water quality monitoring wells and associated access easements subject to the review and approval of Eastern Bartholomew Water Corporation prior to the issuance of any zoning compliance certificate or building permit for the property. Any required wells shall be installed and any required easements shall be provided prior to occupancy of any development on that lot.
5. No vehicle access from the subject property shall be permitted to Mill, 1st, or 3rd Streets, with all vehicle access to be from Bear Lane, Hubler Drive, and/or 700 North.

Enforcement:

The commitment(s) established by this document shall be enforceable by the Bartholomew County Plan Commission through its professional staff and legal counsel. In no instance shall any other person or entity be interpreted as being entitled to enforce the commitment(s).

Acknowledgement:

These commitments are hereby acknowledged and accepted by the owner of the subject property.

Witness our hands and seals this 10th day of October 2023

Property Owner:

Signed: Franklin R. Snyder

Printed: Franklin R. Snyder

Witness:
Signed: Tresak Meier
Printed: Tresak Meier

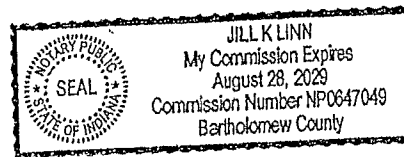
State of Indiana)
County of Bartholomew) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the property owner and witness indicated above, with the owner acknowledging the execution of the foregoing instrument as his or her voluntary act and deed for the purpose therein expressed. In addition, with the witness attesting that the above-indicated owner executed the foregoing instrument in the witness's presence, and that the above named witness is not a party to the transaction described in the foregoing instrument.

Witness my hand and notarial seal this 10th day of October 2023

Jill K. Linn
Notary Public Jill K. Linn

My Commission expires: August 28, 2029



This document was prepared by Jeff Bergman. 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. Printed Name: Jeff Bergman