AGENDA
KOKOMO COMMON COUNCIL
CITY OF KOKOMO INDIANA

PUBLIC INFORMATIONAL MEETING AT 5:30 P.M. IN THE LOUKS CONFERENCE ROOM LOCATED ON THE FIRST FLOOR. COUNCIL MEETING AT 6:00 P.M. IN THE COUNCIL CHAMBERS. MAY 18TH, 2020 COUNCIL CHAMBERS CITY-HALL 100 SOUTH UNION

CALL TO ORDER:

INVOCATION:
PLEDGE:
ROLL CALL:
APPROVAL OF MINUTES: Council Meeting Minutes March 9th, 2020

COMMUNICATIONS:

COMMITTEE REPORTS:

ORDINANCE 6959:
SANDERS

AN ORDINANCE AMENDING NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, THAT ORDINANCE NO. 6279, AS AMENDED, WITH ALL SUBSEQUENT AMENDMENTS BE AND IS HERBY AMENDED AS FOLLOWS:

THE FOLLOWING DESCRIBED TRACT OF LAND SHALL BE CHANGED FOR R4 (MEDIUM DENSITY URBAN RESIDENTIAL) TO C1 (SMALL TO MEDIUM SCALE GENERAL COMMERCIAL) PROPERTY DESCRIBED: GARAH MARKLANDS ADDITION LOT 7 & MARGARET M MARKLAND’S ADDITION LOT 60 SFT N SD, CONTAINING .192 ARES, MORE OF LESS, ENTER TOWNSHIP, HOWARD COUNTY, INDIANA, AT 1016 S. WASHINGTON ST.

ORDIANACE 6960:
SANDERS

AN ORDINANCE AMENDING NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, THAT ORDINANCE NO. 6279, AS AMENDED, WITH ALL SUBSEQUENT AMENDMENTS BE AND IS HERBY AMENDED AS FOLLOWS:
CONT. AGENDA

THE FOLLOWING DESCRIBED TRACT OF LAND SHALL BE CHANGED FROM R4 (MEDIUM DENSITY URBAN RESIDENTIAL) TO C1 (SMALL TO MEDIUM SCALE GENERAL COMMERCIAL) FOR PROPERTY DESCRIBED: DEFFENBAUGH'S 1ST AD LOT 1, CONTAINING,.18 ACRES, MORE OR LESS, 1 LOT, CENTER TOWNSHIP, HOWARD COUNTY, INDIANA, AT 1039 S. HOME AVE. KOKOMO, IN.

ORDINANCE 6961:

SANDERS

AN ORDINANCE AMENDING NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KOKOMO, INDIANA, THAT ORDINANCE NO. 6279, AS AMENDED, WITH ALL SUBSEQUENT AMENDMENTS BE AND IS HERBY AMENDED AS FOLLOWS:

THE FOLLOWING DESCRIBED TRACT OF LAND SHALL BE CHANGED FROM C1(SMALL TO MEDIUM SCALE GENERAL COMMERCIAL) TO C2(MEDIUM TO LARGE SCALE GENERAL COMMERCIAL) FOR PROPERTY DESCRIBED: PT SE4 SE4 13-23-3, CONTAINING .55 ACRES, MORE OR LESS, HARRISON TOWNSHIP, HOWARD COUNTY, INDIANA, AT 3845 S. LAFOUNTIAN ST.
Respectfully submitted,

The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

The petition of the Unincorporated Townships, in accordance with Section 1015 of the Indiana Code, is submitted for consideration and approval for the reclassification of the property as described in the petition. The amendment is proposed to瑜

Dear Honorable Members:

On May 12, 2020, the Kokomo City Plan Commission shall consider and act upon the proposed amendment to the zoning district, rezoning the property described in the petition.

Please be advised that the Kokomo City Plan Commission will meet at their public hearing held Thursday, May 12, 2020, at 5:00 p.m., in the Conference Room, Kokomo City Hall, 120 E. Lincolnway, Kokomo, Indiana 46901.

Respectfully submitted,

Michael Bassett, President

Kokomo City Plan Commission

[Signature]
This instrument was prepared by Jesse Callidora, Secretary, City Planning Commission. I affirm:


My commission expires:

A resident of Howard County

[Signature]

Nancy Public dopamine


Kokomo City Plan Commission

date: 12 day of

DATE

2020.

Secretary

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Kokomo City Plan Commission

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Secretary

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An ordinance amending Ordinance No. 679, as amended, with all subsequent amendments be and hereby amended as follows:

BY THE CITY COUNCIL OF THE CITY OF KOKOMO, INDIANA, there enacted, the following being enacted is Ordinance:

An ordinance amending Ordinance No. 679, as amended, to include

PASSED by the Kokomo Common Council this day of ___________ 2020.

Kokomo Common Council

لزم رودافته: سبّر: رئیس

رئیس: دیان هورواد، شهردار


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According to the City of Kokomo Comprehensive Plan "Normal Land Use," the property is located in an area designated for "Medium Density Residential," which is an area that accommodates smaller family housing. The property is located in the "Small to Medium Scale Commercial" zone within the "Western CI (small to medium scale commercial)."

Commercial rezoning and annexation (which will be utilized byfurther tourism) shown below in order to develop a new business on the vacant lot. This business will be a location for a juice/warehouse of Business Power. It is proposed a change in zone classification for the property.
The goal of the City of Kokomo Comprehensive Plan Transportation Plan is to enhance connections and coordination of all modes of transportation including vehicular, bicycle, pedestrian, and public transit. The Regional Transit Corporation serves as the agency for development and efficiency of all modes of transportation including vehicular, bicycle, pedestrian, and public transit.

1. Enhance land use development and efficiency of all modes of transportation including vehicular, bicycle, pedestrian, and public transit.

2. Develop specific strategies in the comprehensive plan for residential, commercial, and industrial land use.

3. Develop specific strategies in the comprehensive plan for residential, commercial, and industrial land use.

4. Enhance land use development and efficiency of all modes of transportation including vehicular, bicycle, pedestrian, and public transit.
Dear Honorable Members:

1093 S. Home Ave., Kokomo, IN 46902

A4 (Medium Density Urban Residential) to CT (Small to Medium Scale General Commercial) for property described as

Residential to CT (Small to Medium Scale General Commercial) for property described as

The petition of EFE Holdings LLC requesting the Kokomo City Plan Commission permit and

approve captured case to the Kokomo Common Council

May 12, 2020 considered and voted unanimously to forward a favorable recommendation of the

Please be advised the Kokomo City Plan Commission at their public hearing held Tuesday,

KOKOMO CITY PLAN COMMISSION

HOWARD COUNTY COMMISSION COUNCIL

TO THE MEMBERS OF THE

May 12, 2020

Respectfully Submitted,

Kokomo City Plan Commission

Initials & Signature
This instrument was executed by Jesse C. Shelley, Secretary, City Plan Commission, 1-22-2022.

My commission expires:

January 22, 2022.

A resident of Howard County

Nancy Public Dance Thompson

Commissioner

Subscribed and sworn to before me this 12 day of May 2020.

Kokomo City Plan Commission

C.J. Shelley, Secretary

DATED this 12 day of May 2020.

Required notice to the Commission Council of the City of Kokomo, Indiana.

Kokomo City Plan Commission heretofore requested a favorable recommendation to the passage of said

(1) By a resolution adopted by the majority of its members at said public hearing, the

Commission

published in the Kokomo Tribune newspaper at least ten (10) days prior to this date of the public

Heard at 5:30 P.M. on the 12th day of May, 2020, after the notice of such public hearing being

Kokomo City Plan Commission at a public hearing held in the Board Room, Kokomo City

Commission, and

in the matter of the Kokomo City Plan

Date is duly executed, subscribed and attested to the Kokomo City Plan

C.J. Shelley, being first duly sworn upon the oath, according to law, disposes and says:

COUNTY OF HOWARD
CITY OF KOKOMO
STATE OF INDIANA

CASE No. 10 
Commence No. 9690

2-20
This Ordinance was prepared by Jessica Caldeiron, City Planning Coordinator.

I, the undersigned, certify under penalty of perjury that I have taken reasonable steps to protect against unauthorized disclosure of the information in this document.

I, the undersigned, under penalty of perjury, affirm that I have taken reasonable steps to protect against unauthorized disclosure of the information in this document.

The following described tract of land shall be changed from R-2 Medium Density Urban (Residential) to C1 Small to Medium Scale Commercial (Commercial) for property described:

Section I

The above changes shall be duly entered on the filed copies of the zone map, which is a part of the Kokomo Zoning Ordinance No. 6279.

Section II

The Ordinance shall be in full force and effect from and after its passage and signature by the Mayor.

Section III

This Ordinance amend the Ordinance as follows:

AN ORDINANCE AMENDING ORDINANCE NO. 6279, AS AMENDED, NOW THEREFORE, BE IT ORDAINED

Case #P-6 - Z-20

City Council Copy

City of Kokomo, Indiana

Kokomo Zoning Ordinance No. 6279

The Ordinance shall be entered on the filed copies of the zone map, which is a part of the Kokomo Zoning Ordinance No. 6279, as amended.

City Council.

Kokomo Zoning Ordinance No. 6279.
The property is located in the City of Kokoima, approximately 3 miles east of the City of Kokoima Zoning Code, C1. According to the City of Kokoima Comprehensive Plan, "Residential" is the appropriate zoning district within 3 miles of the property.

The adjoining property uses and setbacks are:

West: 100' (low intensity industrial/business park and warehouse)
East: 100' (medium to large scale commercial/commercial)
South: 100' (small to medium scale commercial/commercial)
North: 100' (residential)

109 S Home Ave
R-4 (rural residential) to C1 (small to medium scale commercial/commercial)
C-3 (light commercial) to P-6 (high density residential)

C-3: 100-200
S-2: 60-150
P-1: 60-150
P-2: 60-150
P-3: 60-150
P-4: 60-150
P-5: 60-150
P-6: 60-150

The location of the property is consistent with the criteria for a rural residential classification.
Common council based on the evidence provided by the petitioner, agreed during a special commission to forward their own recommendation to the Komono
The request sought change is comparable with 5 of the 4 adjacent properties. Therefore the
improvement should be considered for
in this time.

ways to each arterial roads. The traffic count for the area of South Home Avenue is unbalancing
and the collector also provides circulation with commercial areas and commercial
stores. A major collector also provides circulation from major collectors and
with which is street classified to facilitate the collection of traffic from minor collectors and local
according to the transportation plan, „South Home Avenue“ is defined as „Major Collector,“

vehicles, buses, and pedestrian movement.

throughout the city for improved safety, function and efficiency of all modes of transportation including

The goal of the City of Komono Comprehensive Plan Transportation Plan is to enhance conditions

adequacy and functional use.

1. Designate specific areas in the community suitable for educational, commercial, and industrial

ensuring adequate land for residential, commercial, educational, institutional and recreational uses.

Regenerate land use objectives are:

1. Land Use Goal:

returning the city of Komono as a regional community for sustainable

Examination and environmental to balance safety and quality of life of
The Commission believes that said amendment promotes the health, safety, and general welfare of the community and would not adversely affect the values of the surrounding properties.

46902
Kokomo, Howard Township, Howard County, Indiana, at 38°4.5' S Lat 102° E Long, containing 0.5 acres more or less, City of Kokomo.

To the Honorable Members of the Kokomo Common Council:

May 12, 2020

Dear Honorable Members:

Please be advised the Kokomo City Plan Commission has recommended an amendment to the above captioned case to the Kokomo Common Council.

Respectfully submitted,

Michael Bessey, President

Web: www.kokomocity.com
Ph: (765) 466-2200 Fx: (765) 466-2295
120 E. Market St. - Kokomo, Indiana 46901
Howard County Government Center - Suite 114

www.howardcounty.org
www.kokomocity.org

Plan Commission
This instrument was prepared by Jessica Calvin, Secretary, City Plan Commission, I. Alton, A Resident of Howard County, County Public Defender's Office, on January 27, 2022.

By commission expires:

Kokomo City Plan Commission
Chief Planner, Secretary

DATED this __ day of May, 2020.

I, James Sheldin, Being First duly sworn, do certify, according to law, dispose and say:

COUNTY OF HOWARD

CITY OF KOKOMO

STATE OF INDIANA

Case No. Z - 20

Ordinance No. 691
This ordinance was prepared by Jesse LaCaldon Plan Commission Secretary.

This document, unless required by law, J. Jesse LaCaldon, Plan Commission Secretary.

1. Approval under the power for adoption, that I have herein executes the City, Plan Commission Secretary.

Diane Howard, City Clerk

Date: 1/24/2020

Approved by me this day of

Diane Howard, City Clerk

Presented by me to the Mayor this day of

Diane Howard, City Clerk

Presented by the Kokomo Common Council

J.Lynn Kudelka, Sr. President

Passed by the Kokomo Common Council this day of

2020.

SECTION I.

Kokomo Zoning Ordinance No. 6279.

The above changes shall be duly certified on the plats copies of the zone maps which is part of

Kokomo Zoning Ordinance No. 13-0293, containing 55 acres, more or less, Hamilton Township, Howard

COUNTY, INDIANA, at 385 S. LaFontaine St.

The following described tract of land shall be changed from C1 (Small to Medium Scale Commercial) to C2 (Medium to Large Scale Commercial) (Primarily) for property

By the Kokomo Council of the City of Kokomo, Indiana, that Ordinance No. 6279, as amended,

AN ORDINANCE AMENDING ORDINANCE No. 6279 AS AMENDED, NOW THEREFORE BE IT ORDAINE

City Council Copy

Case No: 70-7 Z-20

Ordinance No: 1969
According to the City of Kokomo Comprehensive Plan, the area specified is considered an "Applicable Adjacent District" within "C2.4 (Medium to Large Scale General Commercial)". The adjoining property uses and zones are:

- West: C2 (Medium to Large Scale General Commercial)
- East: C3 (Medium to Large Scale General Commercial)
- South: C2 (Medium to Large Scale General Commercial)
- North: C1 (Small to Medium Scale General Commercial)

Contact the City of Kokomo Planning Department for more information.
The goal of the City of Kalamata Comprehensive Plan Transportation Study is to enhance connections throughout the city for improved safety, function and efficiency for all modes of transportation including pedestrian, bicycle, transit and road use.

The following are specific elements in the Community硒 deduct to residential, commercial, industrial and recreational use:

1. Enhance development within residential, commercial, industrial, institutional and recreational areas.

2. Design green space districts in the community硒 deduct to residential, commercial, industrial and recreational use.

3. Provide pedestrian and bicycle facilities development in the City of Kalamata, while maintaining Kalamata's aesthetic characteristics.

4. Enhance overall and responsible development to promote pedestrian safety and quality of life of the residents.