AGENDA
KOKOMO COMMON COUNCIL
CITY OF KOKOMO, INDIANA

PUBLIC INFORMATIONAL MEETING AT 5:30 P.M.
COUNCIL MEETING IMMEDIATELY FOLLOWING APRIL 12TH, 2021 @ 6:00 P.M.
COUNCIL CHAMBERS CITY HALL 100 S. UNION ST

CALL TO ORDER:

INVOCATION:

PLEDGE:

ROLL CALL:

APPROVAL OF MINUTES:

COMMUNICATIONS:

COMMITTEE REPORTS:

Ordinance #6987: Amending Ordinance #6279 Case P03-Z-21, requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from LI (low intensity industrial business park) to R5 (urban residential) for property located at 2152 N Plate St. Kokomo IN. 46901

Ordinance #6988: Amending Ordinance #6279 Case P04-Z-21, requesting the Kokomo Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from LI (low intensity industrial business park) to R5 (urban residential) for property located at 2152 N Plate St. Kokomo IN. 46901
classification from LI (low intensity industrial business park) to M1 (low Density Multi-Family Residential) with CC-OL (us 931 Community Center Overlay) for property located at 2141 N. Elizabeth St. Kokomo IN. 46901
COUNCIL MEETING MINUTES

MARCH 08, 2021

The Common Council of the City of Kokomo, Indiana met Monday March 08, 2021 at 6:00 p.m. In City Hall Council Chambers.

President Grecu called the meeting to order.

Councilwoman Sanders states those who wish to stand may, or you may remain seated.

Pastor Brad Swain, In His Image Church offered invocation.

Present: Rudolph, Acord, R. Stewart, T. Stewart, Grecu, McKibben, Sanders, Miklik

Absent: Collins

The minutes of the Council Meeting held February 22, 2021 were declared approved as presented.


Debbie Long from Kokomo came before the Council to share her concerns on fireworks.
Charles Rossi Kokomo came before the Council again to share his thoughts, to expand on imposters,

Brian Hudson Kokomo, storeowner of Mr. Fireworks made a point, of are all the booms that we hear, really fireworks. There are several other ways to create that loud boom and it has nothing to do with fireworks.

Councilwoman Sanders stated there is a Walk- A- Mile fundraiser coming up and encourages everyone to support it.

There were no Committee Reports at this time.

The Clerk read resolution #2757 by title only. Councilwoman Sanders moved for passage. Seconded by Councilman Miklik.

Susan Alexander manager of Downtown Initiatives spoke on Resolution #2757. She highlighted the Resolution, the area that the City has designated Cultural District. How the District promotes the exploration and participation in the arts.

Vote for passage follows:

Aye: All

Nay: None

The vote was 8-0 for passage of Resolution #2757

President Grecu states this marks the end of this Council Meeting. Our next Council Meeting will be held March 29h, 2021.
Adjourned at 6:26 p.m.

_____________________________________
Presiding Officer

ATTEST:

_____________________________________
City Clerk
To: Common Council  
From: Controller's Office  
Date: 4/12/2021  
Subject: Cancellation of 2 years old checks

Please approve the cancellation of the following checks that were written in the calendar year of 2018 and still outstanding as of 3/31/2021.

<table>
<thead>
<tr>
<th>Check No.</th>
<th>Vendor No.</th>
<th>Vendor Name</th>
<th>Check Date</th>
<th>Check Amount</th>
<th>Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td>2095021</td>
<td>88888</td>
<td>NATIONSTAR MORTGAGE LLC</td>
<td>01/12/2018</td>
<td>$36.38</td>
<td>6060-3550</td>
</tr>
<tr>
<td>2095683</td>
<td>969</td>
<td>INDIANA WATER ENVIRONMENT ASSOC.</td>
<td>02/09/2018</td>
<td>$105.00</td>
<td>6060-3540</td>
</tr>
<tr>
<td>1012095</td>
<td>315219275</td>
<td>SPARGER-WITHERS, A'MYA</td>
<td>06/29/2018</td>
<td>$6.98</td>
<td>2040-5008</td>
</tr>
<tr>
<td>2104196</td>
<td>88888</td>
<td>THE PLACE 2 B</td>
<td>12/21/2018</td>
<td>$98.82</td>
<td>6060-3550</td>
</tr>
</tbody>
</table>

**TOTAL**  
$247.25
March 11, 2021

TO THE MEMBERS OF THE
HONORABLE KOKOMO COMMON COUNCIL

Re: P03-Z-21
Rezone from LI (Low Intensity Industrial/Business Park) to RS (Urban Residential)
2152 N. Plate St.

Ordinance No. 6987
Dear Honorable Members:

Please be advised the Kokomo City Plan Commission, at their public hearing held Tuesday, March 9, 2021 considered and voted unanimously to forward a favorable recommendation of the above captioned case to the Kokomo Common Council.

Case P03-Z-21 is the petition of Johnny Ray Bass requesting the Kokomo City Plan Commission petition and recommend to the Kokomo Common Council for a change in zone classification from LI (Low Intensity Industrial/Business Park) to RS (Urban Residential) for property described as Farmers Trust Addition Lots 197, 198 To 267 containing 0.17 acres, more or less, City of Kokomo, Center Township, Howard County, Indiana, at 2152 N Plate St.

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.

Respectfully Submitted,

Michael Besser, President
Kokomo City Plan Commission
Certification
Ordinance No.: 6987
Case:P03 - Z - 21

STATE OF INDIANA )
CITY OF KOKOMO ) SS:
COUNTY OF HOWARD )

Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 9th day of March, 2021, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this __-th day of______ March ___, 2021.

Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this __th day of_______ March ___, 2021.

Dianne Trobaugh
Notary Public
A resident of Howard County

My commission expires: January 27, 2028.

This instrument was prepared by Jessica Calderon, Secretary, City Plan Commission. I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.
AN ORDINANCE AMENDING ORDINANCE 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 hereby amended as follows:

SECTION I. The following described tract of land shall be changed from LI (Low Intensity Industrial/Business Park) to R5 (High Density Urban Residential) with CC-OL (US 931 Community Center Overlay) for property described: Farmers Trust Addition Lots 197, 198 & 261 To 267, containing .17 acres, more or less, Center Township, Howard County, Indiana, at 2152 N Plate St..

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

SECTION III. This Ordinance shall be in full force and effect from and after its passage, signature by the Mayor, and publication as provided by law.

PASSED by the Kokomo Common Council this ______ day of ____________, 2021.

Attest:

Matthew Grecu, President,
Kokomo Common Council

Diane Howard, City Clerk

PRESENTED by me to the Mayor this ______ day of ____________, 2021.

Diane Howard, City Clerk

APPROVED by me this ______ day of ____________, 2021.

Attest:

Tyler Moore, Mayor
City of Kokomo, Indiana

Diane Howard, City Clerk

This instrument was prepared by Jessica Calderon, City Plan Commission Secretary.
I affirm, under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless, required by law. Jessica Calderon, Plan Commission Secretary
Charise Goodnight of RE/MAX Realty One, on behalf of Johnny R. Bass, is requesting a change in zone classification for the property listed above, to be used as "Multi-Family Residential". The petitioner is aware that in addition to the rezoning, a special exception is also required.

The adjoining property uses and zoning(s) are:

- North: R4 (Urban Residential)
- South: R4 (Urban Residential)
- East: LI (Low Intensity Industrial/Business Park)
- West: R4 (Urban Residential)

According to the City of Kokomo Zoning Ordinance, "R5" (Urban Residential) is an “appropriate adjacent district” within the area specified.

According to the City of Kokomo Comprehensive Plan “Future Land Use Map”, this property is located within the “SR 931 Community Center” (see attachment). The “SR 931 CC-OL” is an area designated as a major civic activities destination with a mix of commercial, office and residential uses at a lower density. It allows the designated area to gradually transition to a greater building height and density as one transitions to other zones.

Land Use Goals:
1. Encourage orderly and responsible development to promote health, safety and quality of life of residents in the City of Kokomo, while maintaining Kokomo as a leading community for affordable housing.

Relevant Land Use Objectives are:
1. Encourage adequate land for residential, commercial, industrial, institutional and recreational uses.
2. Designate specific districts in the community suitable for residential, commercial, industrial, institutional and recreational uses.
The goal of the *City of Kokomo Comprehensive Plan Transportation Map*, is to enhance connections throughout the city for improved safety, function and efficiency for all modes of transportation including vehicular, bicycle and pedestrian networks.

According to the *Transportation Map*, this area of "N Plate Street" is defined as a "Local Street," which is a street designated primarily to provide access to abutting properties and discourage through traffic.

The traffic count for this area is 2,454 cars per day (between North Street and Morgan Street).

The requested zoning change is compatible with all surrounding zonings. Therefore, the staff desires that the Board forward a favorable recommendation to the Kokomo Common Council.
March 11, 2021

TO THE MEMBERS OF THE HONORABLE KOKOMO COMMON COUNCIL

Re: P04-Z-21

Rezone from LI (Low Intensity Industrial/Business Park) to M1 (Low Density Multi-Family Residential) with CC-OL (US 931 Community Center Overlay)
2141 N. Elizabeth St.

Ordinance No. 6988
Dear Honorable Members:

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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.

Respectfully Submitted,

Michael Besser, President
Kokomo City Plan Commission
Greg Sheline, being first duly sworn upon his oath, according to law, disposes and says:

1) That he is duly elected, qualified, and acting Secretary of the Kokomo City Plan Commission, and,

2) That the above and foregoing is a true and exact copy of an amendment to the Kokomo City Ordinance No. 6279, as amended, and the same was considered by the Kokomo City Plan Commission at a public hearing held in the Neal Council Chamber in Kokomo City Hall at 5:00 p.m. on the 9th day of March, 2021, after due notice of such public hearing being published in the Kokomo Tribune Newspaper at least ten (10) days prior to the date of the public hearing.

3) By a resolution adopted by the majority of its members at said public hearing, the Kokomo City Plan Commission gave a favorable recommendation to the passage of said amendatory ordinance by the Common Council of the City of Kokomo, Indiana.

DATED this 11th day of March, 2021.

Greg Sheline, Secretary
Kokomo City Plan Commission

Subscribed and sworn to before me this 11th day of March, 2021.

Notary Public Dianne Trobaugh
A resident of Howard County

My commission expires: January 27, 2028.

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PASSED by the Kokomo Common Council this____day of_____________, 2021.

Attest:

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Matthew Grecu, President,
Kokomo Common Council

Diane Howard, City Clerk

PRESENTED by me to the Mayor this____day of_____________, 2021.

________________________________________
Diane Howard, City Clerk

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Tyler Moore, Mayor
City of Kokomo, Indiana

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