

**Town of Griffith
Lake County, Indiana
ORDINANCE NO. 2023-22**

AN ORDINANCE REZONING CERTAIN REAL ESTATE WITHIN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, AS R1 SINGLE FAMILY RESIDENTIAL FOR ZONING PURPOSES AND AMENDING THE TOWN OF GRIFFITH ZONING ORDINANCES AND ZONING MAP.

WHEREAS, IC 36-1-3-2 confers upon all local units the powers that they need for the effective operation of government as to local affairs; and

WHEREAS, the Town Council of the Town of Griffith, Lake County, Indiana, sees fit to update and revise its Zoning Ordinance and Zoning Map pursuant to recommendation by its Planning Commission;

WHEREAS, a Petition was filed with the Plan Commission of the Town of Griffith, Indiana (hereinafter the "Commission"), to cause 1033 Reder Road, Griffith, Indiana to be rezoned to RI Single Family Residential, which real estate (hereinafter the "Real Estate") is more particularly described as follows:

Part of the Northeast Quarter of the Southeast Quarter, lying South of the Chesapeake and Ohio Railroad right-of-way, in Section 2, Township 35 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southeast corner of Section 2; thence North along the East line of said Section 2, a distance of 1612.35 feet; thence North 87 degrees 58 minutes West, a distance of 146.78 feet; thence South 88 degrees 36 minutes West, a distance of 31.52 feet to the point of beginning; thence North, a distance of 215.56 feet; thence West, 198.0 feet; thence South 226.60 feet to the North line of a public highway; thence North 83 degrees 13 minutes East, a distance of 66.08 feet; thence North 88 degrees 36 minutes East, a distance of 132.42 feet to the point of beginning, in the Town of Griffith, in Lake County, Indiana.

WHEREAS, the Plan Commission, after public hearing, has recommended that the Zoning Ordinance be amended, and, has certified said recommendation to the Council pursuant to Indiana Code Section 36-7-4-605, as required by Indiana Code 36-7-4-608(b), so as to provide that the Real Estate be classified as a Planned Unit Development Residential, and has made the following findings as required by said Chapter 86 of the Zoning Ordinance

- 1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.
- 2) An amendment to the requirements of this Chapter 86 of the Zoning Ordinance is warranted by the fact that there are existing residences in the area.
- 3) Land surrounding the Real Estate will be compatible in use, since the rezoning only furthers to continue the status quo, i.e., residential uses.
- 4) The proposed change to a residential district is in conformance with the general intent of the comprehensive master plan.

5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.

6) Existing and proposed utility services are adequate for the proposed development.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Griffith, Lake County, Indiana, that its Zoning Ordinance is hereby amended and modified and that the Real Estate, all lying within the municipal corporate limits of the Town of Griffith, Lake County, Indiana, be re-zoned as a RI Single Family Residential, and the Zoning Map of the Town of Griffith should be amended accordingly.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that any and all such Ordinances or parts of Ordinances of the Town of Griffith that are in conflict with the provisions of this Ordinance are hereby repealed and of no further force or effect.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect after its passage and posting in accordance with IC 36-5-2-10.

PASSED AND ADOPTED by the Town Council for the Town of Griffith, Lake County, Indiana this 5th day of September 2023.

TOWN COUNCIL OF THE TOWN OF GRIFFITH



Rick Ryfa, President



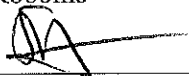
James Marker

Absent

Larry Ballah

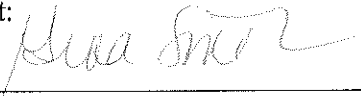


Melissa Robbins



Tony Hobson

Attest:



Gina Smith, Clerk-Treasurer