

TOWN OF THORNTOWN PLANNING ADVISORY COMMISSION

Town Hall, 101 W. Main St., Thorntown, IN 46071

PLANNING COMMISSION CERTIFICATION TO TOWN COUNCIL

APPLICATION NO: PUD-01-2022

We, the Town of Thorntown Advisory Plan Commission, held a public hearing on January 9, 2023 and a subsequent discussion at a regular public meeting on February 13, 2023, to consider an amendment to the Zoning Map and Town of Thorntown Zoning Ordinance docketed as case # PUD-01-2022. Said application was filed by Arbor Homes, LLC requesting to change the zoning of the property approximately 66.5 acres located southwest of the intersection of Oak Street and SR 47 (see attached Legal Description of all parcels) ("real estate") from no zoning or Residential district to Residential/Planned Unit Development (PUD) district to be known as Westfall Place PUD.

Notice was shown to have been published in a newspaper of general circulation in Boone County, Indiana on November 26, 2022 and on December 24, 2022 and it was shown that notices to adjacent property owners were mailed on November 22, 2022.

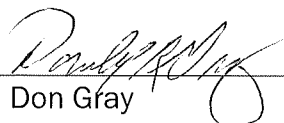
The Plan Commission discussed and answered any and all questions presented during the public hearing about this application and voted 4 Aye(s), 0 Nay(s), and 0 Abstain to forward to the Thorntown Town Council a favorable / unfavorable / no recommendation with the following conditions:

1. The Change of Zoning and PUD Ordinance becomes effective upon the recording of the annexation ordinance as per Indiana Statute.

In considering the amendment to the Land Usage Ordinance, we paid reasonable regard to the following, pursuant to Indiana Code 36-7-4-603: the comprehensive plan, current conditions and the character of current 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.

Please be advised that pursuant to I.C. 36-7-4-608(e), the Town Council has ninety (90) days to vote on this petition after the Plan Commission certifies this proposal.

Certification Date: 02/15/2023



Don Gray

President



Oksana Polhuy

Secretary