

## TOWN COUNCIL STAFF REPORT

APPLICATION NO: REZ-01-2023

HEARING DATE: December 11, 2023 COUNCIL REVIEW DATE: December 18, 2023

NEWSPAPER NOTICE PUBLISHED ON: November 18, 2023 NOTICES MAILED ON: November 15, 2023

SUBJECT: Change of Zoning

LOCATION: 1213, 1215, & 1217 W Main Street

PETITIONER(S): John Strong, Stalcorp Metal Forming

SUMMARY: Rezoning of the real estate from Residential to Business zoning district.

WAIVERS REQUESTED: None

RECOMMENDATION: Approve

PREPARED BY Oksana Polhuy, Planning Administrator

EXHIBITS  
Exhibit 1. Application  
Exhibit 2. Thorntown Comprehensive Plan. Proposed Land Use.  
Exhibit 3. Concept Site Plan  
Exhibit 4. PC Certificate

## **PROCEDURE**

The partial application was filed on October 5, 2023 and the full applications submitted on November 8, 2023 (Exhibit 1). A public hearing of the application was heard at the December 11, 2023 Plan Commission meeting.

The Plan Commission heard the evidence presented by Staff, petitioner/owner, and any individuals in the audience wishing to speak for or against the proposed project or to just ask questions. The Plan Commission held a discussion among themselves and sent a favorable recommendation to the Council (Exhibit 4).

The Council then hears the proposal, including the Plan Commission's recommendation at the Council meeting(s). At the final Council meeting, the proposal as presented in an Ordinance format is either adopted, denied, or modified by the Council. Prior to the public hearing before the Commission, a published legal notice is advertised in the newspapers and public hearing notices are sent to the surrounding property owners per the adopted Rules of Procedure and have satisfactorily been completed.

### **Standards for Amendments per Thorntown Zoning Ordinance §152.11.D:**

The wisdom of amending the text of this Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the Town Council and is not controlled by any one standard. In making their determination, however, the Town Council should, in determining whether to adopt or deny, or to adopt some modification of the Plan Commission's recommendation, pay reasonable regard to the following:

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan, as adopted and amended from time to time by the Town Council;
2. Whether the proposed amendment is compatible with current conditions and the overall character of existing development in the immediate vicinity of the subject property;
3. Whether the proposed amendment is the most desirable use for which the land in the subject property is adapted;
4. Whether the proposed amendment will have an adverse effect on the value of properties throughout the jurisdiction; and
5. Whether the proposed amendment reflects responsible standards for development and growth.

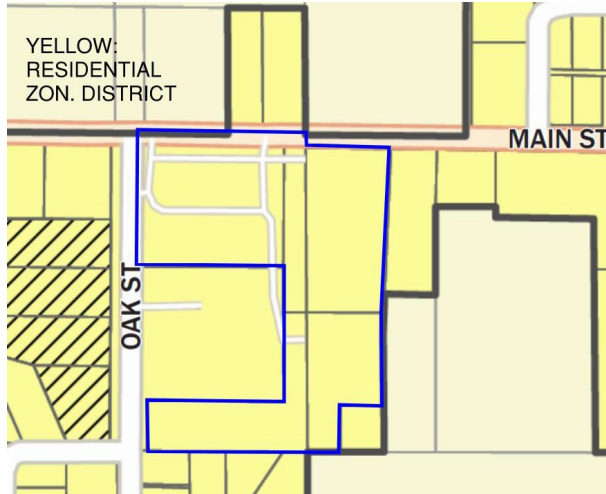
**ABOUT PROJECT**

**Location**

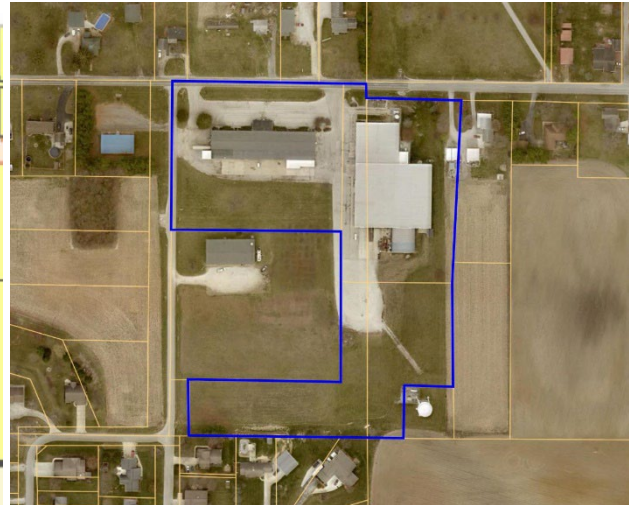
The subject site is comprised of five parcels addressed 1213, 1215, & 1217 W Main Street (see Figure 1). The property is zoned “Residential”. It is surrounded by properties zoned “Residential”.

Figure 1. Location and Zoning Map

**Current Zoning**



**Aerial View**



**Proposal**

The petitioner is requesting to rezone the property to a Business zoning district. This property has been used for commercial/industrial business, Stalcorp, for many years. Per property card, the original two buildings were constructed in 1970s. However, it is zoned Residential. The existing industrial use is legal non-conforming.

Stalcorp would like to add to an existing building on site (see site plan in Exhibit 3). Per Thorntown Code of Ordinance §152.08.C.2, a legal non-conforming use “*may not be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance*”. In order for the business to build an addition, the zoning needs to be changed into the correct district, which would be “Business”. Due to this, the applicant is requesting rezoning of the property from the Residential to the Business zoning district.

**ANALYSIS**

**Compatibility with Surrounding Area**

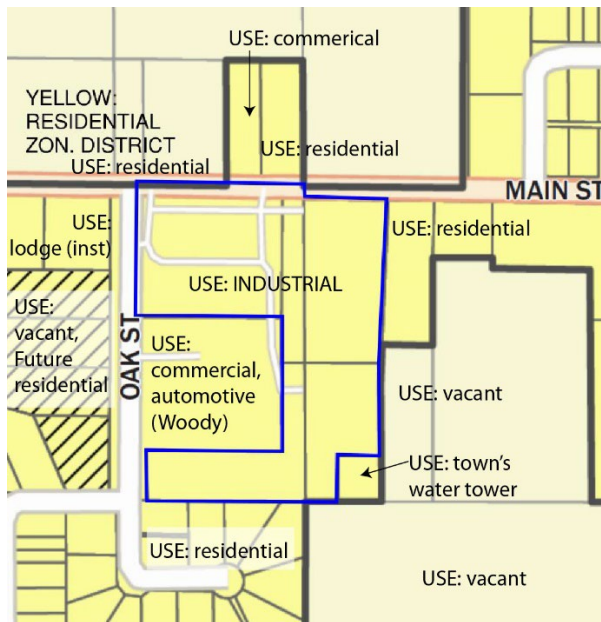
	USE	ZONING	ANALYSIS
NORTH	Commercial, Residential	Residential	
EAST	Residential, Vacant	Residential	

SOUTH	Residential, Institutional, Vacant	Residential	Proposed light industrial use is compatible with the surrounding uses.
WEST	Commercial, Residential, Institutional, Vacant	Residential	

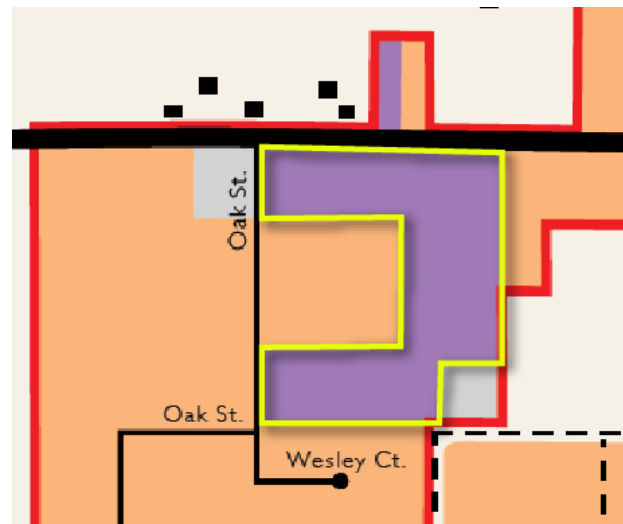
A variety of uses surround the subject site: anything from vacant to commercial (see table above and Figure 2 below). The proposed addition is to the south of the building on the eastern parcel addressed 1215 W Main Street (see Exhibit 3). This addition would be close to the parcels that are currently vacant to the east or commercial to the west.

Figure 2. Current surrounding uses and the CP Future Land Use Map

**Zoning and Use**



**Proposed Future Land Use Map**



**Consistency with Thorntown’s Comprehensive Plan**

Consistency with the Future Land Uses. The subject property has been used for a light industrial use since 1970s. The Comprehensive Plan includes this light industrial use on the map and calls it out as such on the recommended future land use map (Exhibit 2 and Figure 2 below), confirming that the vision for this property is to remain light industrial in nature. So, the proposed use and zoning district is consistent with the Comprehensive Plan’s Proposed Land Use.

Consistency with the Community Vision. The community vision states that Thorntown would like to be a sustainable town that can provide not only residential and recreational opportunities. Permitting this rezone would allow the applicant to keep his business location in town, which meets the community vision goal of being economically sustainable.

## **CORRESPONDENCE**

As of this writing, staff has not received written or verbal statements regarding this project from residents.

## **PUBLIC HEARING COMMENT**

The concerns came from the residents of Salem's Landing residential subdivision that are located to the south of the subject site and abut a vacant parcel (State ID: 06-13-34-000-001.001-015). An easement for accessing town's water tower supposedly exists on that parcel between the residents and the Stalcorp.

Their main concern is that if the rezone happens and allows for more construction, the industrial use and traffic and noise associated with it will intensify and become more frequent. The residents discussed a possibility of Stalcorp installing some sort of a landscape buffer between them and Stalcorp along that vacant parcel.

Plan Commissioners discussed the idea of a buffer as well. However, because it isn't clear where town's water tower access easement is and what can and cannot encroach in it (including landscaping), it wasn't clear how much of a buffer one may request without interfering with this easement. Also, since the business existed at this property since late 1960s and early 1970s before the residential subdivision was built, it should have been clear to the people who purchase property by the business that expansion may happen. Due to that, the Plan Commissioners haven't created any additional commitments or requests for the buffer and sent a favorable recommendation for a rezone.

## **RECOMMENDATIONS (Change of Zoning Request)**

Staff recommends **approval** of application REZ-01-2023 because:

1. The proposed business zoning district meets the community vision goal of retaining economic activity within Thorntown and using existing properties (infill) for it;
2. The proposed business zoning district is compatible with the proposed light industrial use for the subject site in the Future Land Use Map of the Comprehensive Plan;
3. The proposed business zoning district is the most desirable at this location with the proposed continuance of the light industrial use for the subject site;
4. The proposed business zoning district will retain its current use on the existing parcels where people would expect to see it without creating negative impact on the property values throughout the jurisdiction; and
5. The proposed business use is compatible with the surrounding uses as proposed by the applicant, and is responsible growth by not adding to the growth and staying within the current site.

**MOTION OPTIONS (Change of Zoning Request)**

1. Motion to *approve* the Change of Zoning petition from Residential to Business Zoning District for the subject real estate located at 1213, 1215, & 1217 Main Street as per submitted application REZ-01-2023.
2. Motion to *deny* the Change of Zoning petition from Residential to Business Zoning District for the subject real estate located at 1213, 1215, & 1217 Main Street as per submitted application REZ-01-2023. **(List reasons)**
3. Motion to *continue* the review of the application REZ-01-2023 until the next regular meeting on January 8, 2024.

# EXHIBIT 1

TOWN OF THORNTOWN

101 W. Main St., Thorntown, IN 46071

Planning@thorntown.in.gov

## REZONE/PUD APPLICATION

### Application type\*:

- Rezone
- Planned Unit Development (PUD)
- Ordinance/PUD Amendment
- Modification to commitments

### For office use only:

App No: \_\_\_\_\_  
Date received: \_\_\_\_\_  
App fee: \_\_\_\_\_  
Fee paid by:  Cash  Check  
Check #: \_\_\_\_\_

\* Required sections to fill out

### PROPERTY INFORMATION\*

Address/Location: 1217 West Main Street Thorntown Indiana 46071  
Parcel(s)' ID(s): 116-20305-00 /016-02530-01/016-00540-00/016-02530-02/016-06300-00  
Current use: Commercial/ Business Current zoning: Residential 3 of 4 zones  
Proposed use: Industrial Manufacturing Proposed zoning: Commercial/Business  
Project total size: 9.5 Acres (include the area of all parcels)

### PROPERTY OWNER INFORMATION\*

Name: Multitech Industries Inc.  
Mailing address: 350 Village Drive  
City/Town: Carol Stream Illinois Zip code: 60188  
Email: rahul@multitechind.com Phone #: (630) 260-3960

### APPLICANT INFORMATION\* Same as owner

Name: John Strong Title: Chief Operations Officer  
Company name: Stalcorp Metal Forming  
Mailing address: 1217 West Main Street  
City/Town: Thorntown Indiana Zip code: 46071  
Email: john.strong@stalcorp.com Phone #: (765) 436-3359

**PRIMARY CONTACT INFORMATION**

Same as applicant

Name: John Strong Title: Chief Operations Officer  
Company name: Stalcop Metal Forming  
Mailing address: 1217 West Main Street  
City/Town: Thorntown, Indiana Zip code: 46071  
Email: john.strong@stalcop.com Phone #: (765) 436-3359

**ATTORNEY INFORMATION**

Name: Mike Morrisroe Title: Attorney  
Company name: Morrisroe & Associates LTD.  
Mailing address: 143 N Bloomingdale Road  
City/Town: Bloomingdale Zip code: 60108  
Email: mjm@morrisroelaw.com Phone #: (630) 539-0880

**PROJECT DESCRIPTION\***

Proposed project name: Building expansion project up to 50.000 sq feet

**Project description**

*(Briefly describe the project: what would be built, how the property would be used, and how the project would be integrated into the surrounding area.)*

Add additional manufacturing space due to business growth

**COMPLIANCE WITH THORNTOWN COMPREHENSIVE PLAN\***

*(Briefly describe how the proposed project follows the land use policies laid out in Thorntown Comprehensive Plan.)*

Stalcop is compliant and in step with the Thorntown business plan. Stalcop is and has been a stable community partner in the Thorntown community's growth and development.



**APPLICANT AFFIDAVIT**

STATE OF Indiana  
COUNTY OF Boone S.S.

The undersigned, having been duly sworn on oath, states that the information in the Application is true and correct as they are informed and believe.

Applicant printed name: John Strong

Applicant signature: john strong Digitally signed by john strong  
Date: 2023.10.02 12:51:20 -04'00'  
*John Strong*

Subscribed and sworn to before me this 5<sup>th</sup> day of October, 20 23.



Notary printed name: Laurie Anne Bromberk

Notary signature: Laurie Anne Bromberk

My commission expires: 4.11.29

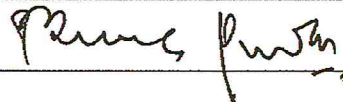
**OWNER AFFIDAVIT**

STATE OF IL

COUNTY OF DuPage S.S.

The undersigned, having been duly sworn on oath, states that they are the Owner of the Property involved in this application, particularly the owners of these parcels (county tax IDs) 116-20305-00/016-02530-01/016-00540-00  
016-2530-02/016-06300-00 and that they hereby acknowledge and consent to the forgoing Application.


Owner printed name\*\*: Rahul Parikh

Owner signature\*\*: 

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application. Subscribed and sworn to before me this 4 day of Oct, 2023.

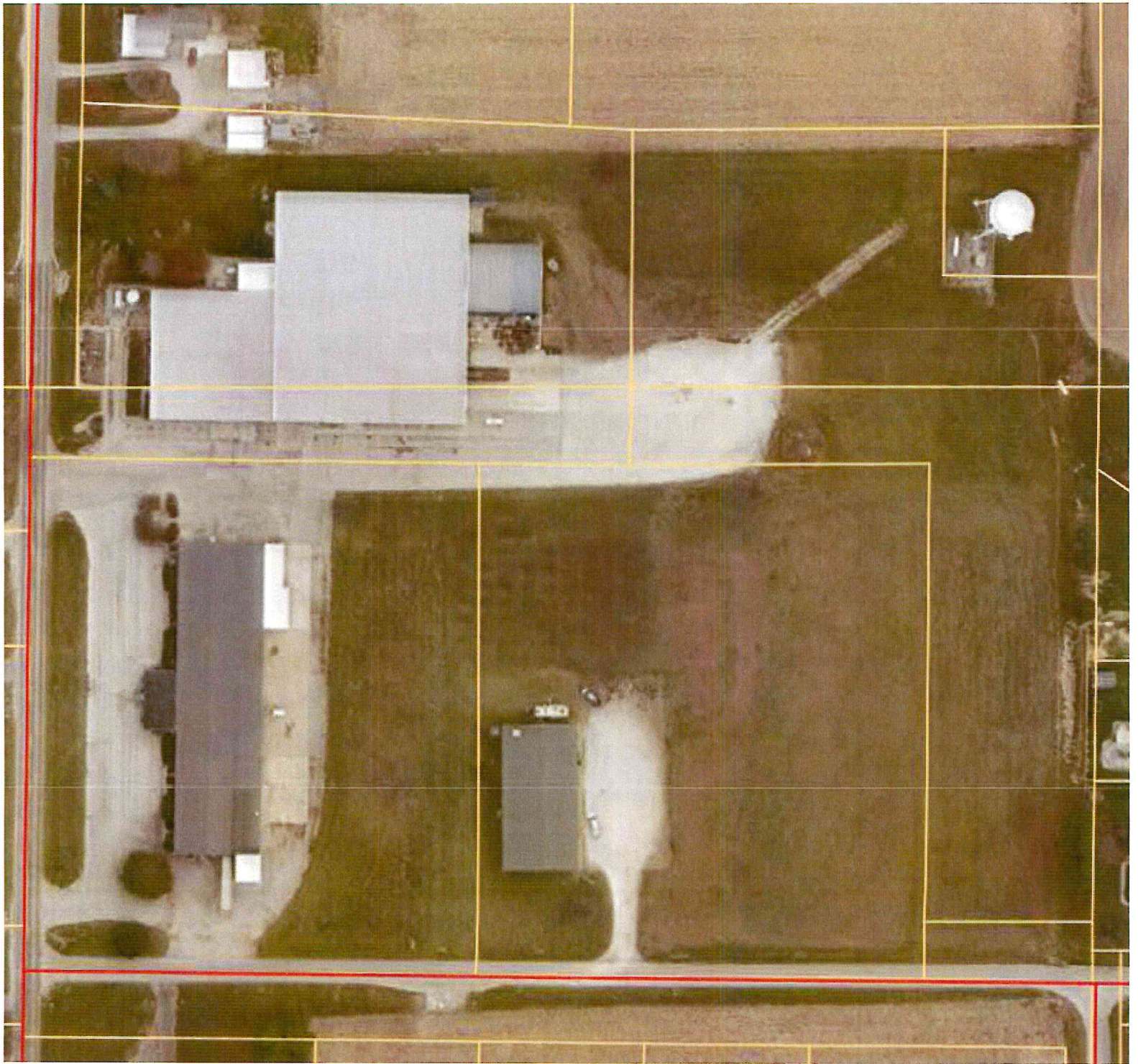


Notary printed name: Domenica Morini

Notary signature: 

My commission expires: 4-5-2026

**\*\* A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.**



**To: Planning Staff (Thorntown, Indiana)**

**From: John Strong**

Chief Operating Officer

Stalcop Metal Forming LLC 46071

**Date: November 7<sup>th</sup>, 2023**

**Subject: Stalcop Metal Forming LLC Expansion narrative**

Stalcop Metal Forming LLC has provided an application for rezoning all parcels to commercial/Industrial.

The use of the parcels was purchased for business, but the town zoning of the parcels is zoned residential.

Due to expanded business requirements, and growth of Stalcop's business, we are wanting to expand the current footprint, and add an additional 50,000 square feet to our existing building.

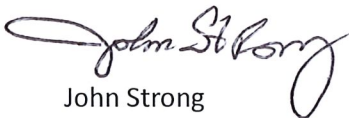
For the business to build anything on the lot, the parcels must have the right zoning.

Therefore, I am requesting you to rezone the property so all parcels/lots are zoned business/commercial/ Industrial.

Your consideration for the rezoning is appreciated.

Feel free to call me if you have questions, as the plans for building as well as legal descriptions, along with metes and bounds are included with this request, which is a follow-up to the application submitted in October 2023.

Thank you,



John Strong

Chief Operating Officer

Office:765-436-3359

Email: john.strong@stalcop.com

COUNTY: 06 - BOONE

Facd 140145

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	COUNTY PARCEL NUMBER	TAX YEAR	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
	116-20305-00	2022 Payable 2023	
TAXING UNIT NAME	LEGAL DESCRIPTION		
016/015 Thorntown Corporation	BUSINESS PERSONAL PROPERTY		



1 1 6 - 2 0 3 0 5 - 0 0

**SPRING AMOUNT DUE**  
by May 10, 2023: **\$ 2,893.23**

Phone: 1-765-482-2880  
Pay online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov)  
Pay by Phone: 1-877-886-1892

**Remit Payment and Make Check Payable to:**  
Boone County Treasurer  
P.O. Box 6469  
Indianapolis, IN 46206-6469

10646\*27\*\*G50\*\*0.74\*\*1/4\*\*\*\*\*AUTO5-DIGIT 46052  
STALCOP METAL FORMING LLC  
C/O STEPHEN MAYER  
1217 W MAIN ST  
THORNTOWN IN 46071-8986



116203050000289323003

Please fold on perforation BEFORE tearing.

COUNTY: 06 - BOONE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER	COUNTY PARCEL NUMBER	TAX YEAR	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
	116-20305-00	2022 Payable 2023	
TAXING UNIT NAME	LEGAL DESCRIPTION		
016/015 Thorntown Corporation	BUSINESS PERSONAL PROPERTY		



1 1 6 - 2 0 3 0 5 - 0 0

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by November 13, 2023: **\$ 2,893.23**

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Pay by Phone: 1-877-886-1892

**Remit Payment and Make Check Payable to:**  
Boone County Treasurer  
P.O. Box 6469  
Indianapolis, IN 46206-6469

STALCOP METAL FORMING LLC  
C/O STEPHEN MAYER  
1217 W MAIN ST  
THORNTOWN IN 46071

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Please fold on perforation BEFORE tearing.

COUNTY: 06 - BOONE

TAXPAYERS' COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER	COUNTY PARCEL NUMBER	TAX YEAR	DUE DATES
	116-20305-00	2022 Payable 2023	SPRING - May 10, 2023 FALL - November 13, 2023
TAXING UNIT NAME	LEGAL DESCRIPTION		
016/015 Thorntown Corporation	BUSINESS PERSONAL PROPERTY		

DATE OF STATEMENT: 04/10/2023

TOTAL DUE FOR 2022 Payable 2023: \$5,786.46

PROPERTY ADDRESS		
1217 W MAIN ST		
PROPERTY TYPE	TOWNSHIP	
Business Personal Property	009 - SUGAR CREEK	
ACRES	COUNTY SPECIFIC RATE	BILL CODE
0.00	\$0.00/\$0.00	

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$2,893.23	\$2,893.23
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment(OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$2,893.23</b>	<b>\$2,893.23</b>
Payments Received	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$2,893.23</b>	<b>\$2,893.23</b>

STALCOP METAL FORMING LLC  
C/O STEPHEN MAYER  
1217 W MAIN ST  
THORNTOWN IN 46071



*Paid 10/5/23*

**COUNTY:06-BOONE**

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-35-000-001.002-015	COUNTY PARCEL NUMBER 016-02530-01	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SW 35-20-2W 1.95A		



**SPRING AMOUNT DUE BY May 10, 2023 \$181.23**

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

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**COUNTY:06-BOONE**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-35-000-001.002-015	COUNTY PARCEL NUMBER 016-02530-01	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SW 35-20-2W 1.95A		



**FALL AMOUNT DUE BY November 13, 2023 \$181.23**

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601602530010000181232

**COUNTY:06-BOONE**

**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 06-13-35-000-001.002-015	COUNTY PARCEL NUMBER 016-02530-01	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SW 35-20-2W 1.95A		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:4/17/2023

PROPERTY ADDRESS 1213 W MAIN ST		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 1.95	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

TOTAL DUE FOR 2022 Payable 2023: \$362.46			
ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL	
Tax	\$181.23	\$181.23	
Delinquent Tax	\$195.92	\$0.00	
Delinquent Penalty	\$29.39	\$0.00	
Other Assessment (OA)	\$0.00	\$0.00	
Delinquent OATax	\$0.00	\$0.00	
Delinquent OA Penalty	\$0.00	\$0.00	
Fees	\$0.00	\$0.00	
(County Specific Charge)	\$0.00	\$0.00	
<b>Amount Due</b>	<b>\$406.54</b>	<b>\$181.23</b>	
Payments Received	(\$225.31)	\$0.00	
<b>Balance Due</b>	<b>\$181.23</b>	<b>\$181.23</b>	

*Paid 10/5/23*

**COUNTY:06-BOONE**

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-34-000-003.003-015	COUNTY PARCEL NUMBER 016-00540-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SE 34-20-2W 2.99A		



**SPRING AMOUNT DUE BY May 10, 2023 \$3,727.16**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

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**COUNTY:06-BOONE**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-34-000-003.003-015	COUNTY PARCEL NUMBER 016-00540-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SE 34-20-2W 2.99A		



**FALL AMOUNT DUE BY November 13, 2023 \$3,727.16**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601600540000003727165

**COUNTY:06-BOONE**

**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 06-13-34-000-003.003-015	COUNTY PARCEL NUMBER 016-00540-00	TAX YEAR 2022 Payable 2023	<b>DUE DATES</b> SPRING - May 10, 2023 FALL - November 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SE 34-20-2W 2.99A		

**DATE OF STATEMENT:4/17/2023**

PROPERTY ADDRESS 1217 W MAIN ST		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 2.99	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

**TOTAL DUE FOR 2022 Payable 2023: \$7,454.32**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$3,727.16	\$3,727.16
Delinquent Tax	\$3,856.25	\$0.00
Delinquent Penalty	\$578.44	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$8,161.85</b>	<b>\$3,727.16</b>
Payments Received	(\$4,434.69)	\$0.00
<b>Balance Due</b>	<b>\$3,727.16</b>	<b>\$3,727.16</b>

*Paid 10/5/23*

**COUNTY:06-BOONE**

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-34-000-001.001-015	COUNTY PARCEL NUMBER 016-02530-02	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W 1.50		



**SPRING AMOUNT DUE BY May 10, 2023 \$139.68**

Office Phone:1-765-482-2880

Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

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**COUNTY:06-BOONE**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-34-000-001.001-015	COUNTY PARCEL NUMBER 016-02530-02	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W 1.50		



**FALL AMOUNT DUE BY November 13, 2023 \$139.68**

Office Phone:1-765-482-2880

Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601602530020000139687

**COUNTY:06-BOONE**

**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 06-13-34-000-001.001-015	COUNTY PARCEL NUMBER 016-02530-02	TAX YEAR 2022 Payable 2023	DUE DATES SPRING - May 10, 2023 FALL - November 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W 1.50		

DATE OF STATEMENT:4/17/2023

PROPERTY ADDRESS 1215 W MAIN ST (Rear)		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 1.50	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

TOTAL DUE FOR 2022 Payable 2023: \$279.36

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$139.68	\$139.68
Delinquent Tax	\$151.00	\$0.00
Delinquent Penalty	\$22.65	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$313.33</b>	<b>\$139.68</b>
Payments Received	(\$173.65)	\$0.00
<b>Balance Due</b>	<b>\$139.68</b>	<b>\$139.68</b>



*Paid 4/5/23*

**COUNTY:06-BOONE**

**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-35-000-001.008-015	COUNTY PARCEL NUMBER 016-06300-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W & PT SW 35-20-2W 3.15 TOTAL ACRES		



**SPRING AMOUNT DUE BY May 10, 2023 \$3,612.23**

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

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BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601606300000003612232

**COUNTY:06-BOONE**

**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 06-13-35-000-001.008-015	COUNTY PARCEL NUMBER 016-06300-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W & PT SW 35-20-2W 3.15 TOTAL ACRES		



**FALL AMOUNT DUE BY November 13, 2023 \$3,612.23**

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

STALCOP METAL FORMING LLC  
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LEBANON, IN 46052

810601606300000003612232

**COUNTY:06-BOONE**

**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 06-13-35-000-001.008-015	COUNTY PARCEL NUMBER 016-06300-00	TAX YEAR 2022 Payable 2023	<b>DUE DATES</b> SPRING - May 10, 2023 FALL - November 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W & PT SW 35-20-2W 3.15 TOTAL ACRES		

**DATE OF STATEMENT:4/17/2023**

PROPERTY ADDRESS 1215 W MAIN ST		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 3.15	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

**TOTAL DUE FOR 2022 Payable 2023: \$7,224.46**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$3,612.23	\$3,612.23
Delinquent Tax	\$3,722.45	\$0.00
Delinquent Penalty	\$558.37	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$7,893.05</b>	<b>\$3,612.23</b>
Payments Received	(\$4,280.82)	\$0.00
<b>Balance Due</b>	<b>\$3,612.23</b>	<b>\$3,612.23</b>

2021010419  
Electronic Filing  
From: Meridian Title Corp  
21-12577 LR  
Thru: Simplifile

2021010419 DEED \$25.00  
07/08/2021 03:12:35PM 5 PGS  
Deborah S. Ottinger  
Boone County Recorder IN  
Recorded as Presented



TAX ID NUMBER(S)  
06-13-34-000-003.003-015, 06-13-35-000-001.008-015  
~~06-13-35-000-001.002-015, 06-13-34-000-001.001-015~~

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

Stalcop, LLC, an Illinois limited liability company, formerly known as Stalcop, L.P., an Illinois limited partnership, and also known as Stalcop L.P., an Illinois corporation

**CONVEY(S) AND WARRANT(S) TO**

Stalcop Metal Forming, LLC, a Wisconsin limited liability company  
, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Boone County, in the State of Indiana, to wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 25<sup>th</sup> day of June, 2021

Stalcop, LLC, an Illinois limited liability company

Pandurangan Thukkaram, Member

DULY ENTERED  
SUBJECT TO FINAL ACCEPTANCE

**AUDITOR**

BOONE COUNTY, INDIANA

*Debbie M. Morton-Crum*

Debbie M. Morton-Crum

Jul 08 2021 - SL

State of Wisconsin, County of Racine ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Stalcop, LLC, an Illinois limited liability company Pandurangan Thukkaram, Member of Stalcop, LLC, an Illinois limited liability company who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 25<sup>th</sup> day of June, 2021  
09.18.2022

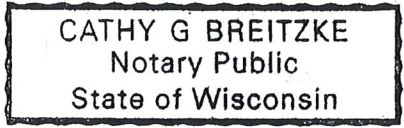
My Commission Expires:

Commission No.

Racine, Wisconsin  
Notary Public County and State of Residence

Cathy G. Breitzke  
Signature of Notary Public

Cathy G. Breitzke  
Printed Name of Notary



This instrument was prepared by:  
Kassandra Green, Attorney-at-Law, IN #28258-29  
11711 N. Pennsylvania Street, #110  
Carmel, IN 46032

Property Address:  
Vacant Land West Main Street, Thorntown, IN 46071

Grantee's Address and Mail Tax Statements To:

1217 W Main Street  
Thorntown IN 46071

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. Kassandra Green

## EXHIBIT A

## PARCEL I:

A PART OF THE SOUTHEAST QUARTER OF SECTION 34 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 35, ALL OF WHICH IS LOCATED IN TOWNSHIP 20 NORTH, RANGE 2 WEST, SUGAR CREEK TOWNSHIP, BOONE COUNTY, THORNTOWN, INDIANA, MORE FULLY DESCRIBED BY: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG THE SECTION LINE AND THE NORTH DESCRIBED LINE OF SALEN'S LANDING SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGES 66-67, A DISTANCE OF 476.50 FEET TO THE EAST DEED RIGHT OF WAY OF OAK STREET, AS RECORDED IN DEED RECORD 241, PAGE 743; THENCE NORTH 00 DEGREES 29 MINUTES 52 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY OF OAK STREET, FORMERLY THE WEST DESCRIBED LINE OF GUERDON INDUSTRIES, INC., PROPERTY, AS RECORDED IN DEED RECORD 191, PAGE 451-452, A DISTANCE OF 139.43 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST, A DISTANCE OF 379.58 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF 248.70 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, ALONG THAT PART OF THE SOUTH DESCRIBED LINE OF THE STALCOP, L.P. PROPERTY, AS RECORDED IN DEED RECORD 249, PAGES 507-589, A DISTANCE OF 86.51 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES 57 SECONDS EAST, ALONG THAT PART OF THE SOUTH DESCRIBED LINE OF SAID STALCOP, L.P. PROPERTY, A DISTANCE OF 200.49 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 34 SECONDS EAST, ALONG AN EXISTING FENCE LINE, FORMERLY THE EASTERNMOST MONUMENTED DEED LINE OF THE GUERDON INDUSTRIES, INC. PROPERTY, AS RECORDED IN DEED RECORD 191, PAGES 451-452, A DISTANCE OF 391.73 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 40 SECONDS WEST, ALONG THE SECTION LINE AND THAT PART OF THE NORTH DESCRIBED LINE OF THE FAIRFIELD PROPERTY, AS RECORDED IN DEED RECORD 243, PAGE 727, A DISTANCE OF 201.68 FEET TO THE POINT OF BEGINNING, CONTAINING 3.8145 ACRES; MORE OR LESS.

EXCEPT THEREFROM THAT PORTION OF REAL ESTATE CONVEYED TO THE TOWN OF THORNTOWN BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 5, 1997, AS INSTRUMENT NO. 97-8152, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20, NORTH, RANGE 2 WEST, BOONE COUNTY, INDIANA. DESCRIBED AS FOLLOWS: THE SOUTH 130.00 FEET OF THE EAST 125.00 FEET OF THE LAND DESCRIBED IN DEED RECORD 256, PAGE 379 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA. SAID SOUTH 130.00 FEET OF SAID EAST 125.00 FEET CONTAINS 0.373 ACRES, MORE OR LESS.

## PARCEL II:

A PART OF THE SOUTHWEST QUARTER OF SECTION 35; ALSO A PART OF THE SOUTHEAST QUARTER OF SECTION 34 ALL IN TOWNSHIP 20 NORTH, RANGE 2 WEST, SECOND PRINCIPAL MERIDIAN, SUGAR CREEK TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 35, BEING THE SOUTHEAST CORNER OF THE SECTION 34, MARKED BY AN IRON BAR, PROCEED THENCE NORTH 00 DEGREES 22 MINUTES 04 SECONDS WEST (ASSUMED BEARING) A DISTANCE OF 391.91 FEET ALONG THE COMMON BOUNDARY BETWEEN SAID SECTIONS TO THE POINT OF BEGINNING, SAID BEGINNING BEING SOUTH 00 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 478.43 FEET FROM THE INTERSECTION OF SAID COMMON BOUNDARY WITH THE

MTC File No.: 21-12577 (UD)

Page 3 of 5

APPROXIMATE CENTERLINE OF STATE ROAD NUMBER 47 AS PRESENTLY LOCATED AND MARKED BY AN IRON BAR; THENCE 1) SOUTH 88 DEGREES 38 MINUTES 57 SECONDS EAST A DISTANCE OF 200.49 FEET AND BEING PARALLEL WITH SAID STATE ROAD CENTERLINE TO AN EXISTING FENCE LINE MONUMENTING THE WEST BOUNDARY OF THE REAL ESTATE CONVEYED TO TILFORD JOHN AND VICKIE SHEPHARD AS THE SAME IS RECORDED IN DEED RECORD 200, PAGE 414, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, AND MARKED BY AN IRON BAR; THENCE 2) NORTH 00 DEGREES 32 MINUTES 34 SECONDS WEST A DISTANCE OF 478.48 FEET ALONG THE NORTHERLY PROLONGATION OF SAID FENCE LINE TO SAID ROAD CENTERLINE; THENCE 3) NORTH 88 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 199.02 FEET ALONG SAID ROAD CENTERLINE TO SAID COMMON BOUNDARY, MARKED BY A RAILROAD SPIKE; THENCE 4) NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST A DISTANCE OF 87.98 FEET ALONG SAID ROAD CENTERLINE; THENCE 5) SOUTH 00 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 478.45 FEET ALONG THE NORTHERLY PROLONGATION OF COURSE NUMBER 4 OF THE REAL ESTATE CONVEYED TO DENNIS M. AND TAMANA J. WOODY AND THE SAME IS RECORDED IN DEED RECORD 240, PAGES 684 AND 685, IN THE OFFICE OF SAID RECORDER TO ITS TERMINUS AND MARKED BY AN IRON BAR; THENCE 6) SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST A DISTANCE OF 86.51 FEET AND BEING PARALLEL WITH THE SAID ROAD CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 3.151 ACRES MORE OR LESS.

TOGETHER WITH A 15 FOOT DRIVEWAY EASEMENT FOR THE PURPOSE OF INGRESS LOCATED WEST OF THE ABOVE DESCRIBED TRACT AND ADJOINING THE NORTHWEST CORNER AT THE ROAD CENTERLINE AND PROCEEDING SOUTH 00 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 100.00 FEET TO ITS TERMINUS.

PARCEL III:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 2 WEST, SUGAR CREEK TOWNSHIP, BOONE COUNTY, THORNTOWN, INDIANA, MORE FULLY DESCRIBED BY: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG THE SECTION LINE, A DISTANCE OF 467.50 FEET TO THE EAST DEEDED RIGHT-OF-WAY OF OAK STREET, AS RECORDED IN DEED RECORD 241, PAGE 743, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA; THENCE NORTH 00 DEGREES 29 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE OF OAK STREET AND FORMERLY THE WEST DESCRIBED LINE OF THE GUERDON INDUSTRIES, INC. PROPERTY AS RECORDED IN DEED RECORD 191 PAGES 451-452, IN THE OFFICE OF SAID RECORDER, A DISTANCE OF 513.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 52 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF OAK STREET AND SAID FORMER WEST DESCRIBED LINE OF THE GUERDON INDUSTRIES, INC. PROPERTY, A DISTANCE OF 352.14 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 51 SECONDS EAST, ALONG THE NEAR CENTERLINE OF STATE ROAD 47, ALSO BEING RECITED AS THE NORTH DESCRIBED BOUNDARY OF SAID GUERDON INDUSTRIES, INC. PROPERTY, A DISTANCE OF 366.38 FEET TO THE NORTHWEST CORNER OF STALCOP, L.P. PROPERTY, AS RECORDED IN DEED RECORD 249, PAGE 507-509, IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 00 DEGREES 32 MINUTES 34 SECONDS EAST, ALONG THAT PART OF SAID STALCOP, L.P. PROPERTY, A DISTANCE OF 352.69 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 48 SECONDS WEST, ALONG THE NORTHERNMOST

MTC File No.: 21-12577 (UD)

DESCRIBED LINE OF THE WOODY PROPERTY, AS CURRENTLY DESCRIBED IN DEED RECORD 240, PAGES 684-685, IN THE OFFICE OF SAID RECORDER AND DEED RECORD 251, PAGES 690-691, IN THE OFFICE OF SAID RECORDER, A DISTANCE OF 372.78 FEET TO THE POINT OF BEGINNING. (CONTAINING 2.9899 ACRES MORE OR LESS)

TOGETHER WITH A ROADWAY EASEMENT, BEING 15 FEET IN WIDTH, OVER AND ACROSS THE NORTHWEST PORTION OF THE STALCOP, L.P. PROPERTY AS RECORDED IN DEED RECORD 249, PAGE 507-509, IN THE OFFICE OF SAID RECORDER, MORE FULLY DESCRIBED: BEGINNING AT THE NORTHWEST CORNER OF SAID STALCOP, L.P. PROPERTY; THENCE SOUTH 00 DEGREES 32 MINUTES 34 SECONDS EAST, ALONG THE EAST DESCRIBED LINE OF THE SIMON, PATTERSON & ASSOCIATES PROPERTY (DEED RECORD 251, PAGE 692, IN THE OFFICE OF SAID RECORDER) A DISTANCE OF 200.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 34 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF STATE ROAD 47, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

Parcel 1

COUNTY:06-BOONE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-34-000-001.001-015	COUNTY PARCEL NUMBER 016-02530-02	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W 1.50		



**SPRING AMOUNT DUE**  
**BY May 10, 2023** **\$139.68**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Office Phone:1-765-482-2880  
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LEBANON, IN 46052

810601602530020000139687

COUNTY:06-BOONE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-34-000-001.001-015	COUNTY PARCEL NUMBER 016-02530-02	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W 1.50		



**FALL AMOUNT DUE**  
**BY November 13, 2023** **\$139.68**

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810601602530020000139687

COUNTY:06-BOONE

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 06-13-34-000-001.001-015	COUNTY PARCEL NUMBER 016-02530-02	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W 1.50		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:4/17/2023

PROPERTY ADDRESS 1215 W MAIN ST (Rear)		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 1.50	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

TOTAL DUE FOR 2022 Payable 2023: \$279.36

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$139.68	\$139.68
Delinquent Tax	\$151.00	\$0.00
Delinquent Penalty	\$22.65	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$313.33</b>	<b>\$139.68</b>
Payments Received	(\$173.65)	\$0.00
<b>Balance Due</b>	<b>\$139.68</b>	<b>\$139.68</b>

Parcel 1

COUNTY:06-BOONE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-35-000-001.002-015	COUNTY PARCEL NUMBER 016-02530-01	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SW 35-20-2W 1.95A		



**SPRING AMOUNT DUE BY May 10, 2023 \$181.23**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

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810601602530010000181232

COUNTY:06-BOONE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-35-000-001.002-015	COUNTY PARCEL NUMBER 016-02530-01	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SW 35-20-2W 1.95A		



**FALL AMOUNT DUE BY November 13, 2023 \$181.23**

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COUNTY:06-BOONE

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 06-13-35-000-001.002-015	COUNTY PARCEL NUMBER 016-02530-01	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SW 35-20-2W 1.95A		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT: 4/17/2023

PROPERTY ADDRESS 1213 W MAIN ST		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 1.95	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

TOTAL DUE FOR 2022 Payable 2023: \$362.46

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$181.23	\$181.23
Delinquent Tax	\$195.92	\$0.00
Delinquent Penalty	\$29.39	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$406.54</b>	<b>\$181.23</b>
Payments Received	(\$225.31)	\$0.00
<b>Balance Due</b>	<b>\$181.23</b>	<b>\$181.23</b>



Parcel 2

COUNTY:06-BOONE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-35-000-001.008-015	COUNTY PARCEL NUMBER 016-06300-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W & PT SW 35-20-2W 3.15 TOTAL ACRES		



**SPRING AMOUNT DUE**  
**BY May 10, 2023** **\$3,612.23**

STALCOP METAL FORMING LLC  
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BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601606300000003612232

COUNTY:06-BOONE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-35-000-001.008-015	COUNTY PARCEL NUMBER 016-06300-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W & PT SW 35-20-2W 3.15 TOTAL ACRES		



**FALL AMOUNT DUE**  
**BY November 13, 2023** **\$3,612.23**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601606300000003612232

COUNTY:06-BOONE

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 06-13-35-000-001.008-015	COUNTY PARCEL NUMBER 016-06300-00	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT SE 34-20-2W & PT SW 35-20-2W 3.15 TOTAL ACRES		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:4/17/2023

PROPERTY ADDRESS 1215 W MAIN ST		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 3.15	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

TOTAL DUE FOR 2022 Payable 2023: \$7,224.46

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$3,612.23	\$3,612.23
Delinquent Tax	\$3,722.45	\$0.00
Delinquent Penalty	\$558.37	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$7,893.05</b>	<b>\$3,612.23</b>
Payments Received	(\$4,280.82)	\$0.00
<b>Balance Due</b>	<b>\$3,612.23</b>	<b>\$3,612.23</b>

Parcel 3

COUNTY:06-BOONE

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-34-000-003.003-015	COUNTY PARCEL NUMBER 016-00540-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SE 34-20-2W 2.99A		



**SPRING AMOUNT DUE BY May 10, 2023 \$3,727.16**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

Remit Payment and Make Check Payable to:  
BOONE COUNTY TREASURER  
209 COURTHOUSE SQUARE  
LEBANON, IN 46052

810601600540000003727165

COUNTY:06-BOONE

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 06-13-34-000-003.003-015	COUNTY PARCEL NUMBER 016-00540-00	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SE 34-20-2W 2.99A		



**FALL AMOUNT DUE BY November 13, 2023 \$3,727.16**

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

Office Phone:1-765-482-2880  
Pay Online at: [www.boonecounty.in.gov](http://www.boonecounty.in.gov) Or 1-877-886-1892

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LEBANON, IN 46052

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COUNTY:06-BOONE

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

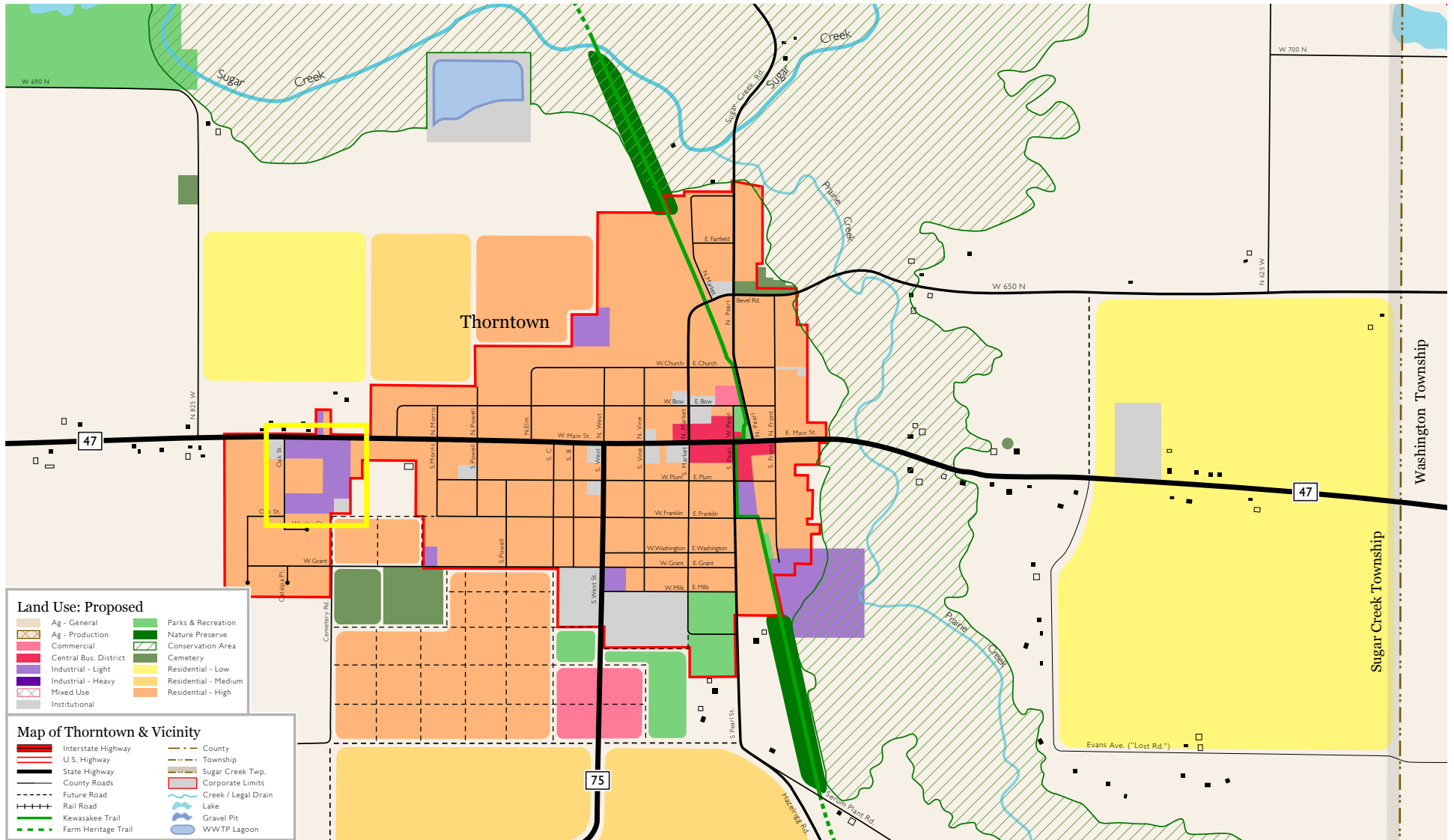
PARCEL NUMBER 06-13-34-000-003.003-015	COUNTY PARCEL NUMBER 016-00540-00	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 016/015 Thorntown Corporation	LEGAL DESCRIPTION PT W1/2 SE 34-20-2W 2.99A		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:4/17/2023

PROPERTY ADDRESS 1217 W MAIN ST		
PROPERTY TYPE Real Estate	TOWNSHIP 009-SUGAR CREEK	
ACRES 2.99	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

STALCOP METAL FORMING LLC  
1217 W MAIN ST  
THORNTOWN, IN 46071

TOTAL DUE FOR 2022 Payable 2023: \$7,454.32		
ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$3,727.16	\$3,727.16
Delinquent Tax	\$3,856.25	\$0.00
Delinquent Penalty	\$578.44	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
Amount Due	\$8,161.85	\$3,727.16
Payments Received	(\$4,434.69)	\$0.00
Balance Due	\$3,727.16	\$3,727.16



**Land Use: Proposed**

Ag - General	Parks & Recreation
Ag - Production	Nature Preserve
Commercial	Conservation Area
Central Bus District	Cemetery
Industrial - Light	Residential - Low
Industrial - Heavy	Residential - Medium
Mixed Use	Residential - High
Institutional	

**Map of Thorntown & Vicinity**

Interstate Highway	County
U.S. Highway	Township
State Highway	Sugar Creek Twp.
County Roads	Corporate Limits
Future Road	Creek / Legal Drain
Rail Road	Lake
Kewasakee Trail	Gravel Pit
Farm Heritage Trail	WWTP Lagoon

Map of Proposed Land Use: Thorntown

# EXHIBIT 3. CONCEPT SITE PLAN

GENERAL NOTES

**LEGEND**

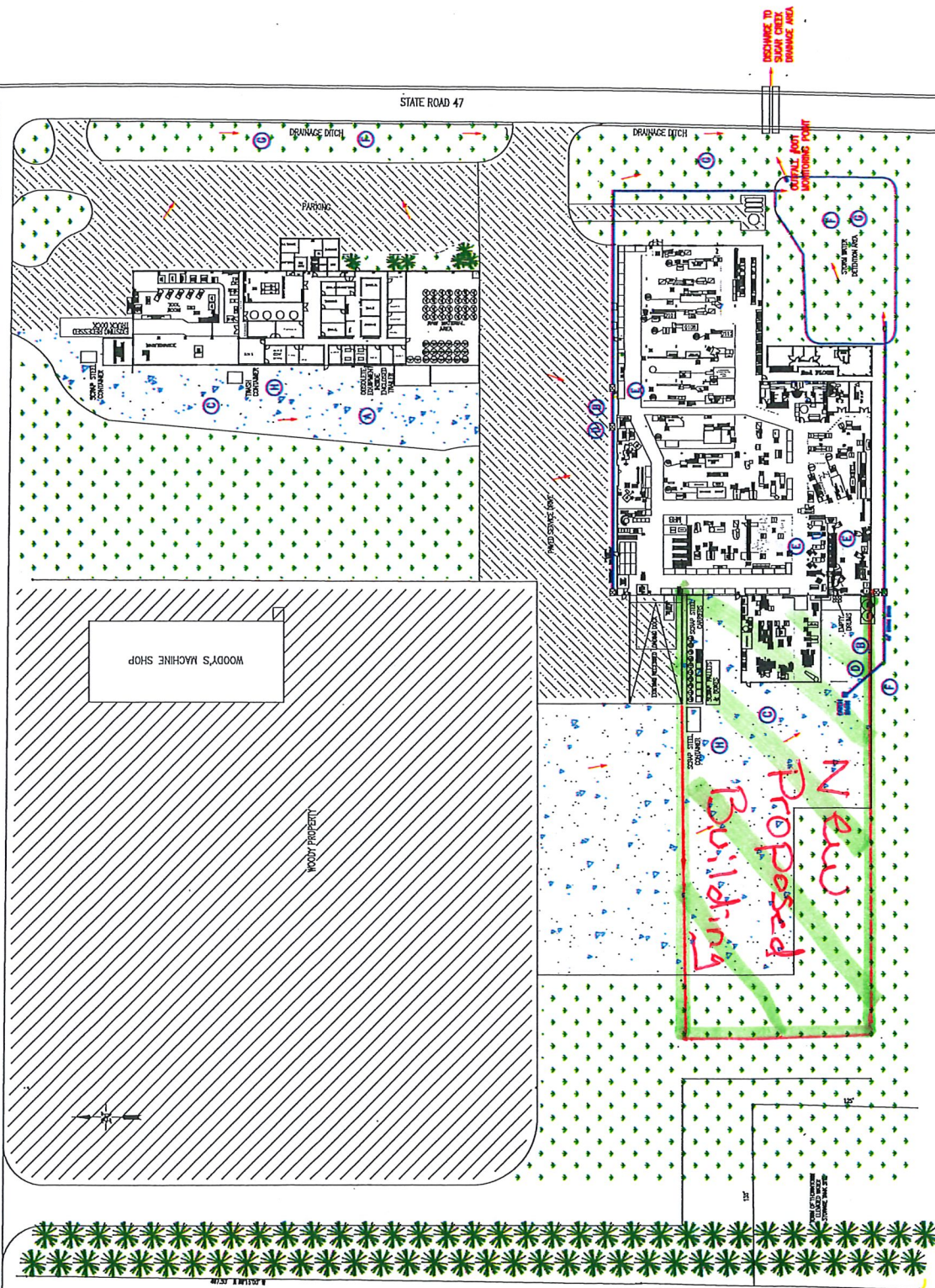
	STORM WATER FLOW
	CATCH BASIN
	UNDERGROUND PIPING
	OUTFALL
	CONCRETE/ ASPHALT
	GRASS
	GRAVEL

NOTES:

1. NO POTABLE DRINKING WATER WELLS ON PROPERTY
2. FOR DRINKING WATER WELLS WITHIN 1/4 MILE RADIUS, SEE TOPO MAP 3.3
3. ESTIMATE OF PERVIOUS SURFACE: 77,443 SQ. FT.
4. ESTIMATE OF IMPERVIOUS SURFACE: 134,748 SQ. FT.

3.1. FACILITY LAYOUT

COMPANY: Stalcorp L.P.	
ADDRESS: 1217 W. Main St.	
CITY: Thornton	STATE: IN
COUNTY: Boone	REV: 2
DATE: 12/13/2013	JOB: 8341-14



al

**EXHIBIT 4** TOWN OF THORNTOWN PLANNING ADVISORY COMMISSION

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

**PLANNING COMMISSION CERTIFICATION TO TOWN COUNCIL**

**APPLICATION NO: REZ-01-2023**

We, the Town of Thorntown Advisory Plan Commission, held a public hearing on December 14, 2023, to consider a Change of Zoning application REZ-01-2023 filed by John Strong (Stalcorp Metal Forming) requesting to amend Thorntown’s Zoning Map to change the zoning of the property located at 1213, 1215, and 1217 Main Street (“real estate”) from Residential to Business zoning district.


Notice was shown to have been published in a newspaper of general circulation in Boone County, Indiana on November 18, 2023 and it was shown that notices to adjacent property owners were mailed on November 15, 2023.

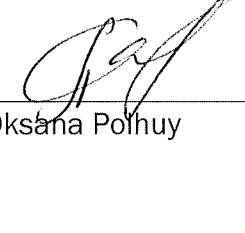
The Plan Commission discussed and answered any and all questions presented during the public hearing about this application and voted 4 Aye(s), 0 Nay(s), and 0 Abstain to forward to the Thorntown Town Council favorable/ unfavorable / no recommendation.

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: 12/14/2023

  
\_\_\_\_\_  
Don Gray                      President

  
\_\_\_\_\_  
Oksana Polhuy                      Secretary