



<b>City of La Porte Plan Commission Meeting Agenda</b>	
<b>Tuesday, August 8, 2023 at 6:00 PM</b>	
<b>City Hall Council Chambers, 801 Michigan Ave.</b>	
<a href="http://www.cityoflaporte.com">www.cityoflaporte.com</a>	<b>(219) 362-8260</b>

**MEETING NOTES:**

*Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.*

**Regular Meeting Agenda Items**

*Members of the public should understand the Plan Commission members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:*

- A. Applicant Presentation      B. Staff Report Presentation      C. Public Comment
- D. Applicant Response      E. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Roll Call & Determination of Quorum

ITEM 3. Approval of Minutes: July 25, 2023 Meeting Minutes

ITEM 4. **ZONE MAP CHANGE #23-02 PETITION TO RE-ZONE FROM THE B1 NEIGHBORHOOD COMMERCIAL DISTRICT TO THE B2 GENERAL COMMERCIAL DISTRICT**

Petitioner: Great Development, LLC (Todd Leeth, Attorney Representative)

Property Owner: same

Location: 2435 and 2437 Monroe Street

Staff Report: David Heinold

ITEM 5. Old Business

- a. Trails, Greenways, & Blueways Master Plan Update (*Informational only*)

ITEM 6. New Business

ITEM 7. Other Business

- a. Public Comments on Non-Agenda Items

ITEM 8. Adjournment



<b>City of La Porte Plan Commission Meeting Minutes</b>	
<b>Tuesday, July 25, 2023 at 6:00 PM</b>	
<b>City Hall Council Chambers, 801 Michigan Ave.</b>	
<a href="http://www.cityoflaporte.com">www.cityoflaporte.com</a>	<b>(219) 362-8260</b>

A meeting of the City of La Porte Plan Commission was held at City Hall on Tuesday, July 25, 2023 at the hour of 6:00 PM, ("local time"), pursuant to notice duly given in accordance with the rules of the Commission and the Indiana Open Door Law.

**ITEM 1. Call Meeting to Order**

The meeting was called to order by President Jerry Jackson at 6:00 PM.

**ITEM 2. Roll Call & Determination of Quorum**

On a call of the roll, the members of the Plan Commission were shown to be present or absent as follows:

<b>Members Present:</b>	<b>Members Absent:</b>	<b>Staff Present:</b>
Jerry Jackson, President	Vickie Gushrowski	Mark Worthley, BZA Attorney
Pete Saunders	Councilman Paul Vincent	David Heinold, City Planner
David Porter		Craig Phillips, CDP Director
Miles Fettinger		
Councilwoman Julie West		

**ITEM 3. Approval of Minutes: May 9, 2023 Meeting Minutes**

President Jerry Jackson called for any changes or corrections to the May 9, 2023 Meeting Minutes. There being no changes or corrections to the meeting minutes, Dr. David Porter made a motion to **approve the May 9, 2023 Meeting Minutes** and the motion was seconded by Councilwoman Julie West.

The motion passed 5-0.

**ITEM 4. ZONE MAP CHANGE #23-01 PETITION TO RE-ZONE FROM THE R1C SINGLE FAMILY RESIDENTIAL DISTRICT TO THE R3A LOW-RISE MULTIPLE FAMILY RESIDENTIAL DISTRICT**

Petitioner: HOI-Ivy Flats, LLC (Jordan Stanfill, CEO, Housing Opportunities, Inc.)  
 Property Owner: La Porte Community School Corporation  
 Location: 205 Rumely Street  
 Staff Report: David Heinold

**Applicant Presentation**

President Jerry Jackson called for the petitioner to present the Zone Map Change Petition.

Jordan Stanfill, identified himself as the CEO of Housing Opportunities, Inc., who submitted the petition for zone map change on the property located at 205 Rumely Street. Mr. Stanfill explained the project for the adaptive reuse of the former coca cola bottling facility and the reason for the zone map change request to allow multiple family dwellings within the existing building.

## **Staff Presentation**

President Jackson called for a staff report presentation.

David Heinold, Assistant City Planner, presented the staff report and recommendation for the Zone Map Change Petition.

Jerry questioned if there is an existing facility similar to this request on Michigan Avenue.

Mr. Stanfill explained that there is an existing facility that was recently completed with eight apartments located at 1106 Michigan Avenue, La Porte, Indiana that operates in a similar way as the proposed facility for 205 Rumely Street.

Miles Fettinger asked the petitioner if they will be the ones to manage the facility.

Mr. Stanfill explained that they will provide the initial approximately \$7 million dollar budget for rehabilitation of the existing building and the rent generated from the apartment units will be used for ongoing maintenance of the facility. He further explained more about how the nonprofit operates the facility. Mr. Stanfill continued to explain that they want to be part of the neighborhood and assist with revitalization efforts in the community.

Jerry questioned how to contact the building operator if there are any issues.

Mr. Stanfill explained that there will be a 24/7 emergency line available to tenants for any issues that arise.

Jerry asked the petitioner if they know of a need for this type of facility.

Mr. Stanfill responded that they have a waiting list of approximately 300 people that are in need of studio to 2 bedroom units in the area as well as a list of approximately 160 households that need supportive services.

Miles Fettinger questioned if there are any requirements for green space with this development.

Craig Phillips, Community Development & Planning Director, explained that there are no green space requirements for the proposed development since it is an adaptive reuse of an existing structure and site.

Dr. David Porter asked the petitioner how many parking spaces there are on the subject property.

Mr. Stanfill explained that there are 28 parking spaces now, but they plan to reconfigure the parking area to 32 spaces. He continued to mention that this type of facility usually expects one parking space per unit plus parking area for on-site staff support.

## **Public Comment**

President Jackson opened the meeting to public comment and called for public comments either for or against the Zone Map Change Petition.

Lisa Pierzakowski, 1108 West State Road 2, identified herself as the Center Township Trustee and spoke in favor of the proposed rezoning. She mentioned that this is the type of facility that La Porte desperately needs and that clients have not had any problems living in the existing facility located on Michigan Avenue.

Ron Clark, 304 Talley Street, asked what kind of residents will live in the proposed facility.

Aurelio Melgoza, 204 North Street, spoke in remonstrance to the petition and questioned if this facility will be Section 8 Housing. Mr. Melgoza mentioned that he does not want Section 8 Housing here for the potential of unwanted individuals in the neighborhood.

Mr. Stanfill explained that the proposed facility is not Section 8 Housing, but may have individuals with vouchers in the apartment dwellings.

Keri Marrs-Barron, 205 North Street, spoke in remonstrance to the petition and mentioned that she has lived in the neighborhood for 25 years. She stated concerns about impact of locating the multifamily apartments in the single family neighborhood. She mentioned that she is concerned about the potential for multifamily apartments to add more trash and other issues in the neighborhood.

Andy Karagias, 306 Maple Avenue, questioned if the organization will be tax exempt and how does that work with the increase in taxes on his property. Andy mentioned that if this facility is such a good idea, then why not build in a different area other than this location.

Mr. Stanfill responded that the organization will be tax exempt.

Regina Wawok, 211 Allen Street, spoke in remonstrance to the petition and mentioned concerns about lots of extra traffic in the neighborhood.

Councilman Roger Galloway, 608 Tecumseh Street, identified himself as the City Council representative for this Ward. Councilman Galloway mentioned that he appreciates people in the neighborhood showing up tonight and voicing concerns.

Jake, 715 East Jefferson Avenue, asked the petitioner about the capacity per apartment unit and whether pets will be allowed in the facility.

Eujeana Mangold, 302 Rumely Street, spoke in remonstrance to the petition and mentioned concerns about the proposed location for this facility. She mentioned that the neighborhood is a quiet place and considered about traffic safety in the neighborhood.

Kim Logwood, 104 West Greenlawn Drive, mentioned that she is speaking in remonstrance for her mother who lives on East Jefferson Avenue. She stated concerns that lower income housing will have a significant impact on the neighborhood property values for people who have improved their houses. She mentioned that we should look at the landlord issue if there is problem with affordable housing.

Mayor Tom Dermody mentioned that the City does more than anything to help one another. Mayor Dermody added that he has personally been out in the neighborhood and seen the issues. He provided a few examples of similar facilities in other areas that show that property values won't go down as result of completing the proposed project for multifamily residential dwellings and support services. Mayor Dermody stated that we will take the time to answer questions from residents about their concerns. He added that the community needs to stay together on projects like this for helping individuals with disabilities find a place to live.

President Jackson called for additional public comment. There being no further public comment, President Jackson closed the floor to public comment.

### **Applicant Response**

President Jackson called for the applicant to respond to public comment and questions.

Mr. Stanfill explained that the one-bedroom apartments will not have more than 3 occupants and no more than 5 occupants in the two-bedroom apartments. He continued to mention that there will be no pets, except for service animals as requested.

President Jackson explained that he knows that sewer will not be an issue with the proposed facility.

Miles Fettinger questioned if background checks are conducted for each of the tenants.

Dr. Porter asked the petitioner if there will be maintenance and support services staff at the facility.

Mr. Stanfill explained that they will have background checks and maintenance/support services staff at the facility. He continued to mention that they strive to blend into the neighborhood while helping residents in the community.

## **Board Discussion/Action**

President Jackson explained the process for Zone Map Change Petitions to everyone.

There was discussion amongst the Plan Commission members about the Zone Map Change Petition.

Miles Fettinger made a motion for **favorable recommendation of Zone Map Change #23-01 Petition** and the motion was seconded by Councilwoman Julie West. The motion for **favorable recommendation** passed 5-0.

## **Zone Map Change #23-01 Petition – Favorable Recommendation**

### ITEM 5. Old Business

David provided the Plan Commission with an update that the Trails, Greenways, and Blueways Master Plan is wrapping up and will be before the Plan Commission in the next month or two for review prior to City Council adoption early this fall.

### ITEM 6. New Business

There was no new business.

### ITEM 7. Other Business

#### A. Public Comments on Non-Agenda Items

There was no public comments on non-agenda items.

### ITEM 8. Adjournment

Pete Saunders made a motion to **adjourn** and the motion was seconded by Dr. David Porter. The motion to **adjourn** passed 5-0. The meeting was **adjourned** at 6:40 pm.

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Pete Saunders, Chair

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David Heinold, Secretary



<p><b>ITEM 4. Zone Map Change # 23-02 Petition</b>  to Re-Zone from the B1 Neighborhood Commercial District  to the B2 General Commercial District</p>
<p><b>Type of Request:</b> Zone Map Change</p>
<p style="text-align: right;"><b>Staff Report:</b> David Heinold</p>

**APPLICANT**

Name – Great Development, LLC (Todd Leeth, Attorney Representative)
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**PROPERTY OWNER**

Name – Great Development, LLC
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**PREMISES AFFECTED**

Parcel Number - 46-11-06-101-003.000-058 & 46-11-06-101-118.000-058				
Actual/approximate address or location from major streets – 2435 & 2437 Monroe Street				
Subdivision – Laketon Subdivision			Lot Number(s) –	
Total Acreage – 7.86 Acres		Flood Zone on Site? – No		
Zoning of Subject Property – B1		Use of Subject Property – Commercial Buildings		
Proposed Zoning – B2		Proposed Land Use – Commercial		
Zoning of Adjacent Properties	North: R3A	South: B1	East: B1	West: B1/R1B
Land Use of Adjacent Properties	North: Townhouse Residential	South: Church/ Medical	East: Office/ Medical	West: Retail/ Residential

**SUMMARY:** The petitioner proposes to Re-Zone the two parcels from the B1 Neighborhood Commercial District to the B2 General Commercial District.

**CONCURRENCE:** The Zoning Ordinance allows for rezoning following a public hearing, Plan Commission review and recommendation, and adoption by the City Common Council.

**HISTORY OF SITE:** Per the site aerial image, the total area for the subject property is 7.86 acres and is currently zoned B1 (Neighborhood Commercial District). Historically, the property has been used as for commercial operations. Currently, there are retail commercial businesses on the subject property. The subject property lies on the north side of Monroe Street.

**SITE REVIEW FINDINGS:** Site Review is not required for Zone Map Change applications.

**STATEMENT OF COMPLIANCE:** Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the County Land Development Plan.

**STAFF ANALYSIS:**

The proposed rezoning would greatly expand the list of permitted and special exception land uses beyond the intent of the current B1 Neighborhood Commercial District. There would be a significant negative impact on the surrounding residential land uses with an increase in the amount of customers and noise concerns typical of land uses found in the B2 General Commercial District. Staff finds that the proposed Re-Zone from the B1 Neighborhood Commercial District to the B2 General Commercial District is not appropriate for the surrounding area and generally not compatible with the La Porte County Land Development Plan Strategic Goals and Objectives. The Plan encourages the maintenance of neighborhood commercial zoning in otherwise residential areas.

**STAFF RECOMMENDATION:**

Staff finds that the proposed rezoning from B1 Neighborhood Commercial District to the B2 General Commercial District is not compatible with the goals and policies of the County Land Development Plan to maintain neighborhood commercial areas. Staff recommends **denial** of the Re-Zone request from the B1 Neighborhood Commercial District to the B2 General Commercial District.

# Zone Map Change #23-02

SAGAMORE PKWY

MONROE ST

EDGEWOOD LN




LA PORTE  
INDIANA

**City of La Porte**

Plan Commission

Location Map

 Subject Property

 City Limits



Date Created: July 27, 2023

Created By: David Heinhold

Document Path: M:\City Planner\CIS\Map Requests\Plan Commission\2023\PCZ\_23-02  
Map Disclaimer: This product is for informational purposes and may not have been prepared for  
professional use. It is not intended to be used for engineering, architectural, or other  
consulting purposes. The user should consult the primary data and information sources to ascertain the usability of the information.





## **Attachment D: Standards for Evaluating a Zone Map Change**

The PC's recommendation and the City Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

### **1. The requested zoning change is consistent with the Comprehensive Plan because...**

- a. The B-2 District will not infringe on or impair any other property owner from so that adequate light, air, convenience and access, and safety from fire, flood and other danger may be secured; that congestion in the public streets may be lessened or avoided; that the local environmental heritage be enhanced and protected; and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted.
- b. After paying reasonable regard for the existing conditions and the type, number, scope and purposes for the existing building improvements on Petitioner's property, the most desirable and best suited uses are those found in the B-2 District.
- c. The large parcel size, significant building improvements, location on a major thoroughfare all support the zone map amendment to conserve property values throughout the entire City.

### **2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...**

- a. Petitioner's real estate is located on Monroe Street (State Highway 4), a major and principal thoroughfare which can adequately accommodate any new limited amount of traffic generated by the potential allowable uses in the B-2 District.
- b. The granting of map amendment will not adversely affect the safety of vehicular traffic by reducing or obstructing the line of sight at intersections of public or private roads or driveways. The vision is unobstructed both east and west. There are no hills or valleys in the road to limit visibility of oncoming traffic or to obstruct the view of entering vehicles.

**3. The requested zoning change will result in the most desirable use for which the land in each district is adapted because...**

- a. The building improvements located on Petitioner's parcel, the subject property, are best suited for the range of allowable uses in the B-2 District and when built were utilized for uses consistent with the B-2 District.
- b. The subject property can accommodate and will employ screening and other measures to address conflict with neighboring uses to the rear of the subject property.

**4. The requested zoning change will not negatively affect the property values throughout the City of La Porte because...**

- a. The granting of the map amendment will not restrict or hamper access by emergency apparatus or personnel to the proposed structure or any other structure.
- b. The Petitioner's parcel has over 780 lineal feet of frontage on Monroe Street a major thoroughfare in the community and is well suited for the all potential uses in the B-2 District.

**5. The requested zoning change promotes responsible development and growth because...**

- a. The granting of the map amendment will not alter the essential character of the locality as the potential uses were generally are and has been in existence for an extended period of time.
- b. The granting of the variance will not substantially increase noise, light, traffic, drainage or other development standards within the Monroe Street corridor which is a major thoroughfare.
- c. The Petitioner's potential uses will be located on a very large parcel approximately 7.861 acre in size and is well suited for the potential uses.

Respectfully submitted;

Electronic Signature



By: \_\_\_\_\_

Todd A. Leeth  
Leeth Law LLC  
2700 Valparaiso St., #2412  
Valparaiso, Indiana 46384

Attorney for Petitioner

This Instrument Prepared By:

**TODD A. LEETH**  
**LEETH LAW LLC**  
**2700 VALPARAISO ST., #2412**  
**VALPARAISO, INDIANA 46384**



**LEETH**  
**LAW**

7/17/2023 11:18 PM

<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Echo/Engstrom, Greg 14462/LaPorte - 2435-2437 Monroe Street/Documents/Engstrom Attachment B-C-D 2023-07-18.docx>



Overview



Legend

 Parcels

<b>Parcel ID</b>	461106101118000058	<b>Alternate ID</b>	46-11-06-101-118.000-058	<b>Owner Address</b>	Great Development Llc
<b>Sec/Twp/Rng</b>	06-36N-02W	<b>Class</b>	COMMERCIAL OTHER RETAIL STRUCTURES		1415 Lincolnway
<b>Property Address</b>	2437 MONROE ST LA PORTE	<b>Acres</b>	3.358		Valparaiso, IN 46383
<b>District</b>	Laporte Pleasant				
<b>Brief Tax Description</b>	57-11-06-101-118 MID PT W 1/2 NW1/4 S6 T36 R2 3.358 AC SANI ASSMT #88				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/10/2023  
Last Data Uploaded: 7/10/2023 6:39:38 AM

Developed by  **Schneider**  
GEOSPATIAL

**SURVEYOR'S REPORT**

1) In accordance with Title 36, Article 1, Chapter 12, Section 1 through 23 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variance in the reference monuments;
- b) Discrepancies in record descriptions and plots;
- c) Inconsistencies in line of occupation and;
- d) Random errors in measurement (Theoretical Uncertainty).

The Theoretical Uncertainty (due to errors in measurement) of the corners of the subject tract established this survey is as follows:

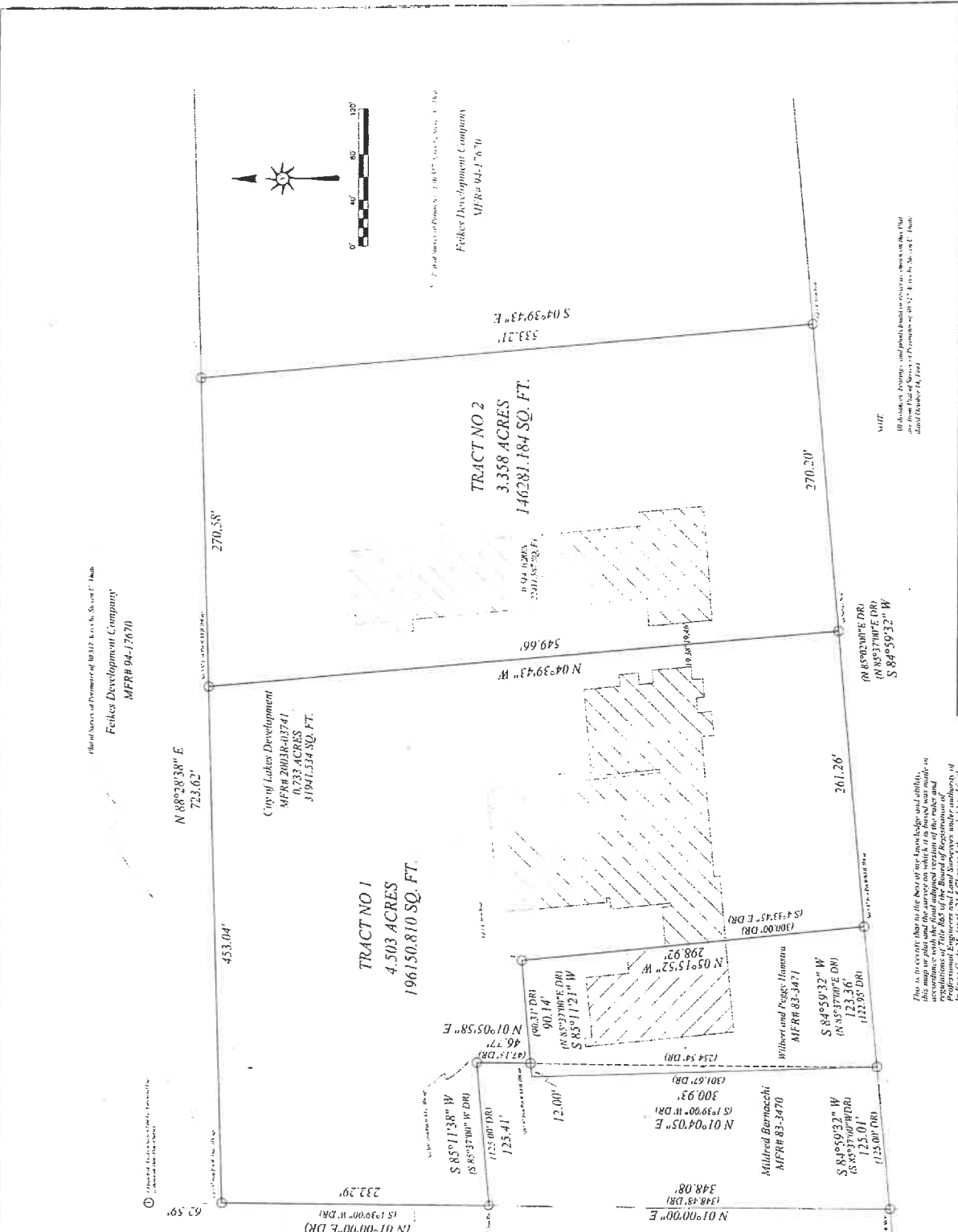
This is a dependent survey to establish the corners and boundaries of Tracts 1 and 2 as shown on the plat. The basis of bearings is from a plat of survey of the original perimeter of 30.517 acres by Steven C. Thiele dated October 14, 1984. I have found most of the points in the field as shown on the plat and set or established the remainder from this survey. All of the points I found from the Thiele survey are within the positional tolerance as stated for a Class C survey.

As a result of the above observations, it is my opinion that the corners of the subject tract as follows:

- Due to Variance in reference monuments: None
- Due to Discrepancies in the record description: None
- Due to Inconsistencies in lines of occupation: None

2) The within described tract of land does not lie within the Special Flood Hazard Zone A as said tract plots by scale on Community Panels of the Flood Insurance Rate Maps for the County of LaPorte.

REHLANDER'S EDGEWOOD LANE (UNRECORDED)



**KELLY AND ASSOCIATES, INC.**  
LAND SURVEYORS and ENGINEERS  
1775 State Street, LaPorte, Indiana 46340-2505, USA  
Phone: (219) 326-1100

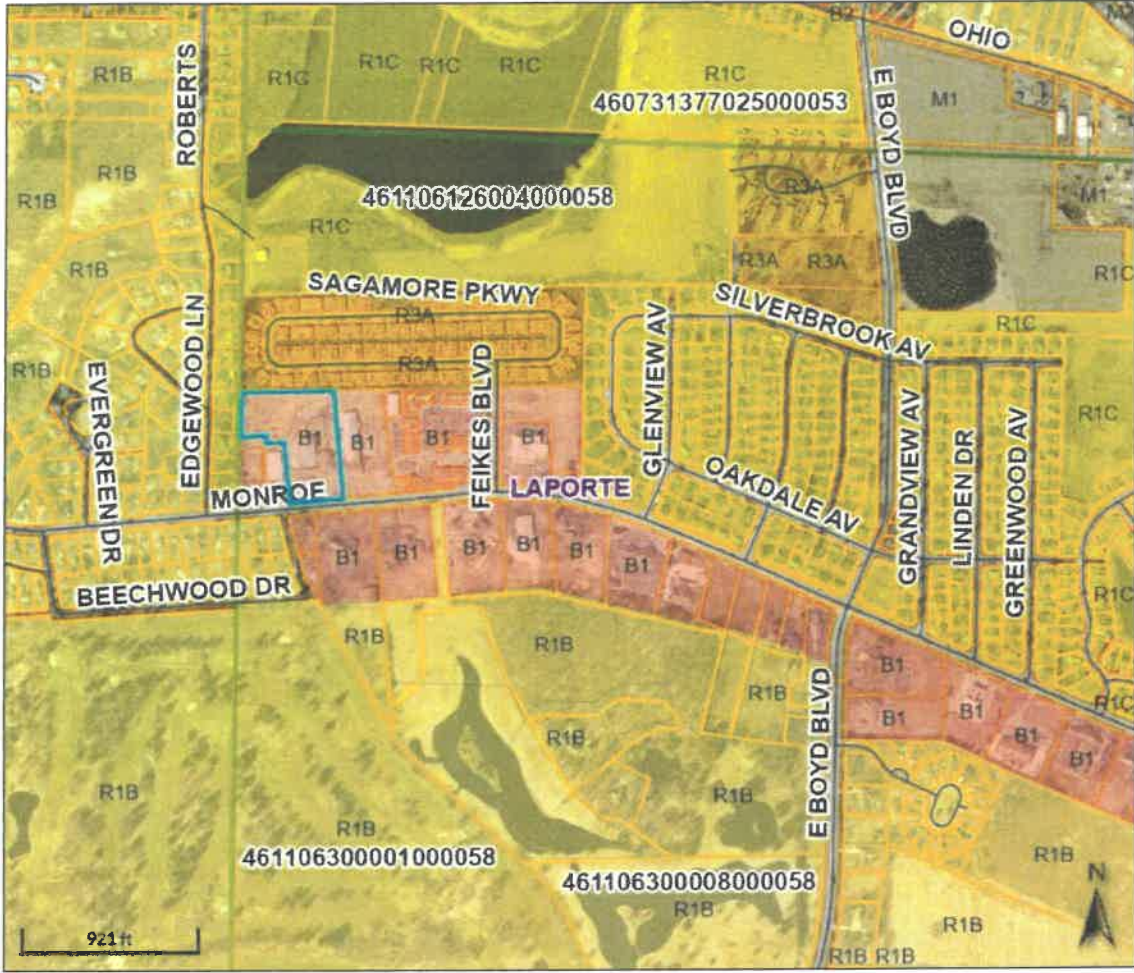
**DATE:** MARCH 28, 2001  
**DRAWN BY:** JHR  
**CHECKED BY:** JHR  
**SCALE:** 1" = 40'  
**SHEET:** 1 OF 2

**PROJECT:** SURVEY FOR CITY OF LAPORE DEVELOPMENT CORP.  
**PLAT OF SURVEY**

This is to certify that to the best of my knowledge and ability, the above described plat was prepared in accordance with the regulations of the Board of Registration of Professional Engineers and Surveyors of the State of Indiana, Code 25, Article 21, Chapter 1, through 13 and further state that this survey is a Class C survey with a theoretical tolerance of plus or minus 1/10 feet to any point in 300 feet or less.

**REGISTRATION NUMBER 50125**  
**JANUARY 1994**

*[Signature]*



**Overview**

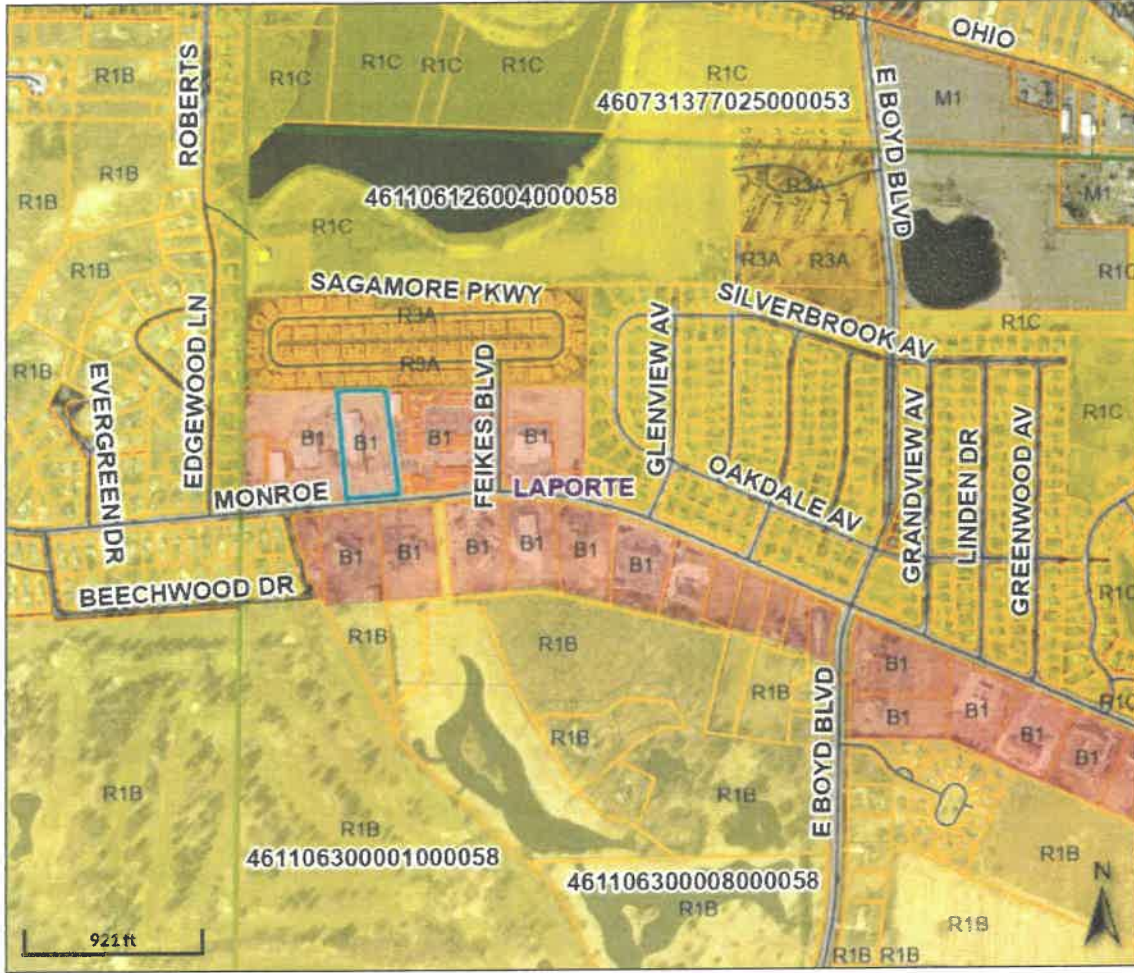


**Legend**

- Road Centerlines
- Geographic Townships
- Parcels
- Zoning**
- A
- R1A
- R1B
- R1C
- R1D
- R1E
- R2A
- R2B
- R3A
- R3B
- R4
- B1
- B2
- B3
- OS
- CBD1
- CBD2
- MD
- AP
- M1
- M2
- Zoning Labels**

<b>Parcel ID</b>	461106101003000058	<b>Alternate ID</b>	46-11-06-101-003.000-058	<b>Owner Address</b>	Great Development Llc
<b>Sec/Twp/Rng</b>	06-36N-02W	<b>Class</b>	COMMERCIAL OTHER RETAIL STRUCTURES		1415 Lincolnway
<b>Property Address</b>	2435 MONROE ST	<b>Acreage</b>	4.503		Valparaiso, IN 46383
	LA PORTE				
<b>District</b>	Laporte Pleasant				
<b>Brief Tax Description</b>	57-11-06-101-003 PCE IN W 1/2 NW 1/4 S6 T36 R2 4.503 AC PER SURVEY & DEED SANI ASSMT #88				
	(Note: Not to be used on legal documents)				

Date created: 7/9/2023  
 Last Data Uploaded: 7/7/2023 8:05:29 PM



**Overview**



**Legend**

- Road Centerlines
- Geographic Townships
- Parcels
- Zoning**
- A
- R1A
- R1B
- R1C
- R1D
- R1E
- R2A
- R2B
- R3A
- R3B
- R4
- B1
- B2
- B3
- OS
- CBD1
- CBD2
- MD
- AP
- M1
- M2
- Zoning Labels**

<b>Parcel ID</b>	461106101118000058	<b>Alternate ID</b>	46-11-06-101-118.000-058	<b>Owner Address</b>	Great Development Llc
<b>Sec/Twp/Rng</b>	06-36N-02W	<b>Class</b>	COMMERCIAL OTHER RETAIL STRUCTURES		1415 Lincolnway
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	LA PORTE				
<b>District</b>	Laporte Pleasant				
<b>Brief Tax Description</b>	57-11-06-101-118 MID PT W 1/2 NW1/4 S6 T36 R2 3.358 AC SANI ASSMT #88				
	(Note: Not to be used on legal documents)				

Date created: 7/9/2023  
 Last Data Uploaded: 7/7/2023 8:05:29 PM



## Plan Commission Application ZONE MAP CHANGE

City Planner  
David Heinold, AICP  
[dheinold@cityoflaporte.in.gov](mailto:dheinold@cityoflaporte.in.gov)  
[www.cityoflaporte.com](http://www.cityoflaporte.com)

City Hall  
801 Michigan Ave.  
La Porte, IN 46350  
(219) 362-8260

For Office Use Only	
Fee: <u>2500</u>	Receipt: <u>486</u>
File Date: <u>7/18/2023</u>	File #: <u>2023-RZ-02</u>
Site Review: _____	
Date of PC mtg: <u>8/8/2023</u>	
Decision: _____	
Date of CC mtg: _____	
Decision: _____	

This application is being submitted for a Zone Map Change

### Applicant

Name <b>Great Development LLC</b>	
Street Address <b>c/o Todd A. Leeth, Leeth Law LLC, 2700 Valparaiso Street, #2412</b>	
City, State, Zip <b>Valparaiso, Indiana 46384</b>	
Primary Contact regarding this petition	
Phone <b>(219) 250-6501</b>	Email <b>todd@leeth.law</b>
Engineer Preparing Plans <b>Not Applicable</b>	Email
Others to be Notified	Email
Applicant is (check one): <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

### Property Owner (if different than above)

Name <b>Same as Applicant</b>	
Street Address	Phone
City, State, Zip	Email

### Premises Affected

Parcel ID Number <b>46-11-06-101-118.000-058 and 46-11-06-101-003.000-058</b>				
Address or General Location <b>2435-2437 Monroe St.</b>				
Total Acreage <b>7.861</b>		Flood Zone?		
Current Zoning <b>B-1</b>		Land Use <b>Mixed business uses</b>		
Proposed Zoning <b>B-2</b>				
Zoning of Adjacent Properties	North: <b>R3A</b>	South: <b>B-1</b>	East: <b>B-1</b>	West: <b>B-1 + R1C</b>
Land Use of Adjacent Properties	North: <b>2 Fam. Res.</b>	South: <b>Business</b>	East: <b>Business</b>	West: <b>Business + Res</b>

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant  
Todd A. Leeth  
Attorney for Applicant

Signature of Notary  
Kimberly S. Werner

Notary Public's Name (printed)

Subscribed and sworn to before me this 10 day of July 2023

