

STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 24 -2025

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
CLARK COUNTY ZONING MAP ON RECOMMENDATION
BY THE CLARK COUNTY PLAN COMMISSION**

WHEREAS, the Board of Commissioners of Clark County, Indiana (the “Board”), is the executive body of Clark County Government pursuant to the provisions of Ind. Code § 36-2-2-2; and,

WHEREAS, the Board is also the legislative body of Clark County Government pursuant to the provisions of Ind. Code 36-1-2-9; and,

WHEREAS, the Clark County Plan Commission has advisory authority regarding zoning pursuant to Ind. Code 36-7-4, *et al*; and,

WHEREAS, on the 10th day of September, 2025, the Clark County Plan Commission passed Resolution 2025-14 (see the said Resolution 2025-14 (attached hereto as **Exhibit “A”**) to reclassify certain property on the County’s zoning maps as identified in the said Resolution.

NOW, THEREFORE, BE IT ORDAINED by the Board of Clark County Commissioners as follows:

1. That the Clark County Plan Commission Resolution 2025-14, dated September 10, 2025, as attached hereto as **Exhibit “A”**, is hereby approved, and the County’s zoning maps are reclassified pursuant to the attached Resolution and subject to any conditions contained therein.

2. This Ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Board.

So Ordained this 25th day of September, 2025.

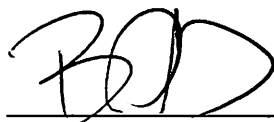
Members voting "NO":

Bryan Glover, Commissioner

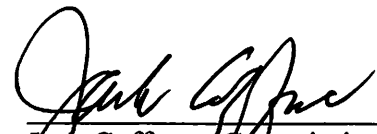
Jack Coffman, Commissioner

David Decker, Commissioner

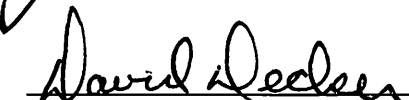
Members voting "YES":



Bryan Glover, Commissioner



Jack Coffman, Commissioner



David Decker, Commissioner

Attested by:



Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 2025-14

WHEREAS, the Clark County Plan Commission met on September 10, 2025, and heard the Docket No. PC2025-14, Jack & Heather Fisher, 17130 Hwy 60 Borden IN, a request for a zone map amendment from B2 to AG for parcel# 10-13-00-600-005.000-035 and # 10-13-00-600-001.000-035;

WHEREAS, the Plan Commission heard the presentation of the Petitioner(s) and the objections, comments, remonstrations, and other relevant information presented by those in attendance at the hearing, if any:

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission as follows, after giving reasonable regard to the factors set forth in I.C. 36-7-4-603:

1. The Petition to rezone the real estate described in Exhibit A was heard after notice to interested persons was properly given in accordance with the ordinance and Indiana Law;
2. The Plan Commission heard and received the relevant evidence presented and deliberated on such evidence in a public meeting; and
3. The Plan Commission recommends to the Board of Commissioners of Clark County with a 7-0 vote as follows:

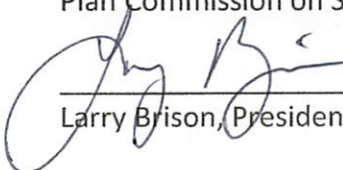
X FAVORABLE RECOMMENDATION: The real estate described in Exhibit A should be changed.

 UNFAVORABLE RECOMMENDATION: The real estate described in Exhibit A should NOT be changed.

 NO RECOMMENDATION: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITHOUT A RECOMMENDATION.

 CONDITIONS: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITH CONDITIONS TO INCLUDE: recording of the written commitment as presented.

I hereby certify that this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on September 10, 2025.


Larry Brison, President

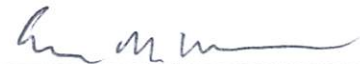

Eric M. Wise Executive Director



EXHIBIT A

Property 1:

A part of the West 1/2 of the Southeast 1/4 and a part of the Northeast 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Northeast 1/4 and a part of the Southeast 1/4 of the Northwest 1/4 all being located in Section #6, Township 1 South, Range 6 East Wood Township, Clark County, Indiana, described as follows: Beginning at a 1" iron pin at the Southeast corner of said Section #6, Thence South 89°42'23" West, a distance of 1,320.00 feet along the South line of said Survey #6 to a point, Thence North 00°22'00" West, a distance of 825.23 feet along the 1/4 - 1/4 Section line to a 5/8"x24" rebar and cap "Isgrigg" set on the North right-of-way line of the CSX railroad (66' wide) THE TRUE POINT OF BEGINNING,

Thence along a curve to the right having a radius of 2,614.05 feet, an arc length of 145.64 feet, a chord bearing of North 73°52'18" West, and a chord distance of 145.62 feet along the North line of said right-of-way to a 5/8"x24" rebar and cap "Isgrigg" set, Thence North 72°16'32" West, a distance of 1,397.42 feet along the North line of said right-of-way to a 5/8"x24" rebar and cap "Isgrigg" set, Thence North 72°16'27" West, a distance of 1,153.81 feet along the North line of said right-of-way to a 5/8"x24" rebar and cap "Isgrigg" set, Thence North 72°03'46" West, a distance of 79.27 feet along the North line of said right-of-way to a 5/8"x24" rebar and cap "Isgrigg" set on the 1/4-1/4 Section Line, Thence North 00°22'00" West, a distance of 959.63 feet along the 1/4-1/4 Section Line to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section #6, Thence North 00°22'00" West, a distance of 165.00 feet along the 1/4-1/4 Section Line to a 5/8"x24" rebar and cap "Isgrigg" set, Thence North 89°42'23" East, a distance of 1,182.80 feet to a 5/8"x24" rebar and cap "Isgrigg" set, Thence South 12°04'28" West, a distance of 267.09 feet to a 5/8"x24" rebar and cap "Isgrigg" set, passing the 1/4 Section Line at 168.92 feet, Thence South 72°31'31" East, a distance of 391.27 feet to a 5/8"x24" rebar and cap "Isgrigg" set, Thence North 00°05'34" East, a distance of 63.26 feet to a 5/8"x24" rebar and cap "Isgrigg" set, Thence North 41°43'03" East, a distance of 70.16 feet to a point on a rock bluff, Thence North 01°36'47" West, a distance of 97.85 feet to a tree, Thence North 01°23'34" East, a distance of 167.15 feet to a 5/8"x24" rebar and cap "Isgrigg" set, passing the 1/4 Section Line 2.08 feet, Thence North 89°42'23" East, a distance of 1,091.75 feet to a 5/8"x24" rebar and cap "Isgrigg" set on the 1/4-1/4 Section Line, Thence South 00°22'00" East, a distance of 165.00 feet along the 1/4-1/4 Section Line to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section #6, Thence South 00°22'00" East, a distance of 1,814.77 feet along the 1/4-1/4 Section Line to THE POINT OF BEGINNING.

Containing 91.321 acres.

EXCEPTING, a part of the Northwest 1/4 and Southwest 1/4 SE 1/4 of Section 6 T1S R6E Wood Township, Clark Co. Indiana, and being a part of Davis Instrument# 201302024 (91.321 Acre parcel), described as follows:

Beginning at a 5/8" rebar and cap "Isgrigg LS" is at the Southwest corner of Section 6, Thence N 89°42'23" E 1133.31 feet to the Southeast corner of the SW 1/4 of the SW 1/4, Thence N°22'0" W along the 1/4 by 1/4 line 2089.99 feet to a 5/8" rebar and cap "Isgrigg LS" The True Point of Beginning.

Thence N 0°22'0" W 714.92 feet to a 5/8" rebar and cap "Isgrigg LS", Thence N 89°42'23" E 1182.80 feet along Jenkins Instrument 201217734 to a 5/8" rebar and cap "Isgrigg LS", Thence S 12°04'27" W 297.09 feet along Jenkins to a 5/8" rebar and cap "Isgrigg LS", Thence S 72°31'31" E 391.27 feet along Jenkins to a 5/8" rebar and cap "Isgrigg LS", Thence S 53°41'10" W 530.20 feet along a new line to a 5/8" rebar and cap "Isgrigg LS", Thence S 49°59'10" W 416.57 feet along a new line to a 5/8" rebar and cap "Isgrigg LS", Thence N 72°16'18" W 786.64 feet along a new line to The Place of Beginning.

Containing 23.152 acres subject to a septic system as described in Davis Instrument 201302024.

FURTHER EXCEPTING THEREFROM, THE FOLLOWING:

A part of section 6, Township I South, Range 6 East, Wood Township, Clark County, Indiana, also being a parcel of land conveyed to Joe Davis in Inst. 201302024, in the Clark County, Indiana Recorder's Office, more particularly described as follows: Commencing at a 1" iron pin at the Southeast corner of said section 6; Thence South 89 degrees 42 minutes 23 seconds West, 1320.00 feet along the South line of said section 6 to a point; Thence North 00 degrees 22 minutes 00 seconds West, 825.23 feet along the 1/4-1/4 Section line to a 5/8 inch rebar and cap "Isgrigg" on the North right-of-way line of the CSX railroad (66' wide); Thence along a curve to the right having a radius of 2614.05 feet, an arc length of 145.61 feet, a chord bearing of North 73 degrees 52 minutes 18 seconds West and a chord distance of 145.62 feet along the North line of said right-of-way to a 5/8 inch rebar and cap "Isgrigg"; Thence North 72 Degrees 16 Minutes 32 seconds West, 1376.42 feet along the North line of said right-of-way to a point and The True Place of Beginning; Thence North 72 degrees 16 minutes 32 seconds West, 21.00 feet along the North line of said right-of-way to a point; Thence North 72 degrees 16 minutes 27 seconds West, 1153.81 feet along the North line of said right-of-way to point; Thence North 72 degrees 03 minutes 46 seconds West, 79.27 feet along the North line of said right-of way to a point in the East line of a parcel of land conveyed to Marvin & Ottis Wright Family Farm, LLC in Inst. 201805290; Thence with the Easterly line of said Wright tract, North 00 degrees 22 minutes 02 seconds West, 409.71 feet to a point in the Easterly line of said Wright tract and the Southwest corner of a tract of land conveyed to Toby F. & Sonia Jenkins in Inst. 201921196; Thence leaving easterly line of said Wright tract and along the Southerly line of said Jenkins tract, South 72 degrees 16 minutes 17 seconds East, 786.64 feet to a point in the Southerly line of said Jenkins tract; Thence with the Easterly line of said Jenkins tract, North 49 degrees 59 minutes 10 seconds E, 386.64 feet to a point in the Easterly line of said Jenkins tract; Thence leaving the Easterly line of said Jenkins tract, South 29 degrees 33 minutes 50 seconds East, 404.68 feet to a point; Thence South 06 degrees 49 minutes 51 seconds East, 218.84 feet to a point; Thence South 17 degrees 43 minutes 33 seconds West, 243.13 feet to The True Place of Beginning, containing 13.76 acres of land more or less.

Property 2:

A part of the Southwest 1/4 and a part of the Southwest 1/4 of the Southeast 1/4 of Section #6, both in Township I South, Range 6 East, Wood Township, Clark County, Indiana, being a part of the lands described in Hoosier Hills Sports Bar and Golf Course, LLC (Instrument #201107060), being described as follows:

Beginning at a 1" iron Pipe found at the Southeast corner of said Section #6, Thence South 89°42'23" West, a distance of 1320.00 feet along the line dividing said Sections #6 & 7 to a point at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section #6, Thence South 89°42'23" West, a distance of 40.80 feet along the line dividing said Sections #6 & 7 to a point being S 01 °32'01" E 1.93 feet of a 3"x8" stone found. THE TRUE POINT OF BEGINNING,

Thence North 01 °32'01 "West, a distance of 772.41 feet along a fence to a point on the South right-of-way line of the CSX Railroad (66' wide), passing a wood post at 769.86 feet, Thence along a curve to the right having a chord bearing of North 73°25'59" West, a chord distance of 108.29 feet, a radius of 2,680.05 and an arc length of 108.29 feet along said right-of-way to a 5/8" rebar and cap "Isgrigg" set, Thence North 72°16'32" West, a distance of 1,397.42 feet along said right-of-way to a 5/8" rebar and cap "Isgrigg" set, Thence North 72°16'27" West, a distance

of 1,153.94 feet along said right-of-way to a 5/8" rebar and cap "Isgrigg" set, Thence North 72°03'46" West, a distance of 150.51 feet along said right-of-way to a 5/8" rebar and cap "Isgrigg" set, Thence South 00°57' 19" East, a distance of 494.23 feet to a point in the centerline of Muddy Fork creek, passing a 5/8" rebar and cap "Isgrigg" set at 444.23 feet, Thence South 88°15'45" East, a distance of 78.76 feet along said centerline to a point, Thence South 55°29'50" East, a distance of 197 .88 feet along said centerline to a point, Thence South 46°13'29" East, a distance of 230.85 feet along said centerline to a point, Thence South 68°09' 19" East, a distance of 223 .34 feet along said centerline to a point, Thence South 44°50'59" East, a distance of 145.19 feet along said centerline to a point, Thence South 45°57'27" East, a distance of 50.01 feet along said centerline to a point, Thence South 46°12'02" East, a distance of 184.63 feet along said centerline to a point, Thence South 63 °56'4 1" East, a distance of 154.83 feet along said centerline to a point, Thence South 78°49'18" East, a distance of 205.53 feet along said centerline to a point, Thence South 61°57'05" East, a distance of 179. 72 feet along said centerline to a point, Thence South 58°45'58" East, a distance of 178.64 feet along said centerline to a point, Thence South 25°18'09" East, a distance of 273.77 feet along said centerline to a point on the line dividing said Sections #6 & 7, Thence North 89°42'23" East, a distance of 1,087.96 feet along said line dividing Sections #6 & 7 to THE TRUE POINT OF BEGINNING.

Containing 51.462 Acres.

