

ORDINANCE NO. 2025/05

AN ORDINANCE AMENDING THE ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. 536-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.006 ZONE MAP of the Greenfield UDO, Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.006, known as the ZONE MAP, GREENFIELD, INDIANA-2020, as amended, and referred to as the “Official Zone Map” is hereby amended by reclassifying the following described area to the Park Zoning District:

Legal Description

A part of Lots 4 and 5 of Fairway Village, Section One, as per plat thereof recorded as Instrument Number 94-5854 and amended by Instrument Number 98-11144, in the Office of the Recorder of Hancock County, Indiana, and a part of the Northeast and Southeast Quarters of Section 4, Township 15 North, Range 7 East of the Second Principal Meridian in Center Township, Hancock County, Indiana, described as follows:

BEGINNING at a stone marking the northeast corner of the Southeast Quarter of said Section 4; thence South 01 degree 05 minutes 37 seconds East along the East line of said Southeast Quarter 1690.37 feet to a point on the easterly extension of the north line of said plat of Fairway Village; thence North 89 degrees 01 minute 08 seconds West along said north line and extension 198.89 feet; thence North 66 degrees 04 minutes 49 seconds West 131.61 feet; thence South 22 degrees 25 minutes 39 seconds West 73.07 feet; thence North 84 degrees 35 minutes 47 seconds West 216.84 feet to the northwest corner of said Lot 5 in the Fairway Village plat; thence North 89 degrees 01 minute 08 seconds West 1159.03 feet along the north line of said plat and the north line of Fairway Village, Section Two, as per plat thereof recorded as Instrument Number 96-13318 in said county records; thence North 01 degree 05 minutes 37 seconds West 1689.62 feet to the north line of said Southeast Quarter, also being the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the southwest corner of said Northeast Quarter per the plat of The Ridges Over Brandywine recorded as Instrument Number 070013468 in said county records; thence along the centerline of Morrystown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West

along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence along said south line the following five (5) courses: 1) North 86 degrees 30 minutes 02 seconds East 1008.95 feet; 2) North 03 degrees 29 minutes 58 seconds West 5.00 feet; 3) North 86 degrees 30 minutes 02 seconds East 1535.14 feet; 4) South 03 degrees 29 minutes 58 seconds East 25.00 feet; 5) North 86 degrees 30 minutes 02 seconds East 12.98 feet; thence South 01 degree 15 minutes 48 seconds East 1490.07 feet; thence South 89 degrees 02 minutes 37 seconds East parallel with the south line of said Northeast Quarter 125.98 feet to the east line of said Northeast Quarter; thence South 01 degree 07 minutes 07 seconds East along said east line 325.61 feet to the POINT OF BEGINNING, containing 169.034 acres, more or less.

**EXCEPT:**

That portion of the Northeast Quarter of Section 4, Township 15 north, Range 7 East of the Second Principal Meridian, Center Township, Hancock County, Indiana, described as follows:

BEGINNING at the southwest corner of said Northeast Quarter as located per survey by the plat of The Ridges Over Brandywine Subdivision as per plat thereof recorded as Instrument Number 070013468 in the Office of the Recorder of said county; thence along the centerline of Morristown Road the following three (3) courses: 1) North 01 degree 41 minutes 56 seconds East 545.05 feet; 2) North 01 degree 44 minutes 09 seconds West 428.56 feet; 3) North 02 degrees 39 minutes 22 seconds West 612.14 feet to the Northeast corner of the Hackney Minor Subdivision as per plat thereof recorded as Instrument Number 201812437 in said county records; thence South 86 degrees 32 minutes 06 seconds West along the north line thereof 9.87 feet to the west line of said Northeast Quarter; thence North 01 degree 16 minutes 03 seconds West along said west line 52.40 feet to the south line of the Pennsy Trail (formerly the south right-of-way line of the P.C.C. & St. Louis Railroad); thence North 86 degrees 30 minutes 02 seconds East along said south line 966.18 feet; thence South 01 degree 05 minutes 37 seconds East 1,711.78 feet to the south line of said Northeast Quarter; thence North 89 degrees 02 minutes 37 seconds West along said south line 960.98 feet to the POINT OF BEGINNING, containing 36.3 acres, more or less.

The above-described real estate shall be utilized and developed in accordance with the terms and conditions of the Greenfield UDO – Park Zoning Designation in effect at the time of passage. As indicated on the attached Exhibit “1”.

**SECTION II.**

This Ordinance shall be in full force and effect from and after its passage as provided by law.

SECTION III.

Introduced and filed on the \_\_\_\_ day of \_\_\_\_\_, 2025. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. On the \_\_\_\_ day of \_\_\_\_\_, 2025, a motion to approve the above on second reading was offered and sustained by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8. Upon a motion to approve the above on third reading was offered and sustained by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed pursuant to I.C. 36-5-2-9.8.

Duly ordained and passed this \_\_\_\_ day of \_\_\_\_\_, 2025 by the Common Council of the City of Greenfield, Indiana, having been passed by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA**

Voting Affirmative

Voting Opposed

\_\_\_\_\_  
John Jester

\_\_\_\_\_  
John Jester

\_\_\_\_\_  
Amy Kirkpatrick

\_\_\_\_\_  
Amy Kirkpatrick

\_\_\_\_\_  
Jeff Lowder

\_\_\_\_\_  
Jeff Lowder

\_\_\_\_\_  
Thomas Moore

\_\_\_\_\_  
Thomas Moore

\_\_\_\_\_  
Joyce Plisinski

\_\_\_\_\_  
Joyce Plisinski

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Dan Riley

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Dan Riley

\_\_\_\_\_  
Anthony Scott

\_\_\_\_\_  
Anthony Scott

ATTEST:

\_\_\_\_\_  
Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Lori Elmore, Clerk-Treasurer

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Guy Titus, Mayor, City of Greenfield

This instrument was prepared by Gregg H. Morelock, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

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. Gregg H. Morelock.

Exhibit "1"

