

TOWN OF YORKTOWN PLAN COMMISSION CERTIFICATION

Whereas, the Yorktown Plan Commission held a public meeting on November 15, 2022 (vote continued to December 7, 2022) regarding the proposed rezoning of parcels #18-10-21-276-008.000-017 and 18-10-21-276-012.000-017 and accepted public comments both for and against the proposal; and

Whereas, the Plan Commission determined by a vote of 5-2 that the proposed rezoning was a proper amendment to the zoning maps (Findings from Petition 2022-03 are incorporated herein) and certifies this recommendation to the Yorktown Town Council;

Now, therefore, be it certified by the Plan Commission that it recommends approval of the application for rezoning filed by Yorktown Real Equities LLC, which shall amend the parcels' current zoning of M2 to PD-M2. A PD rezoning requires preliminary plat approval; the Plan Commission approved said plat with the following conditions placed on the preliminary plat approval:

1. Petitioner must obtain a driveway permit from INDOT prior to the creation of any new points of ingress/egress from SR 32;
2. Petitioner to bear all risks and costs associated with INDOT permitting, including but not limited to any required traffic studies, deceleration lanes, or required changes to proposed ingress/egress points on the preliminary plat;
3. Petitioner must receive a design release from the Indiana Department of Homeland Security prior to the Town issuing a structural permit;
4. Petitioner must maintain and preserve the existing wetland area;
5. Petitioner to provide the Town with a performance bond in an amount to be determined by the Town Council;
6. Digital as-builts must be submitted to the Town prior to final plat approval and/or recording of said plat;
7. The Plan Commission is to be authorized to take any and all legal actions necessary to enforce these conditions.

Certified this 16th day of December, 2022.

Jason Gasaway, President
Yorktown Plan Commission

ATTEST:

Commission Secretary