

MONTGOMERY COUNTY PLAN COMMISSION

NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED ZONING ORDINANCE FOR MONTGOMERY COUNTY, INDIANA

The Montgomery County Plan Commission will hold a public hearing on Wednesday, April 24, 2019, at 6:00 p.m. to consider the adoption of a proposed Zoning Ordinance for the County. The meeting will be held in the Crawfordsville Municipal Building's Council Chambers, 2nd floor, 300 East Pike Street, Crawfordsville, Indiana 47933. The proposed Zoning Ordinance, if adopted, will apply to all unincorporated areas in Montgomery County.

The proposed Zoning Ordinance establishes agricultural, residential, commercial and industrial zoning districts in the unincorporated areas of Montgomery County. The proposed ordinance also establishes procedural rules for applications for rezones, text amendments, appeals and enforcement. The proposed ordinance also establishes permitted uses, special exceptions for use and development standards for each district. The proposed ordinance also establishes a board of zoning appeals which has jurisdiction over administrative appeals, variances and special exceptions. The proposed ordinance also establishes regulations for wind turbine zoning, siting, set-backs, and other matters. The proposed ordinance provides that wind turbines are allowed only as a special exception in industrial districts and are not permitted in other zoning districts. The proposed ordinance establishes other rules and regulations to provide for efficient development of land in Montgomery County.

The proposed ordinance contains the following penalty provisions:

VIOLATIONS AND PENALTIES: Any structure or use that violates this Ordinance shall be deemed to be a common nuisance and the owner of the structure or land shall be liable for maintaining a common nuisance. Any person or legal entity that is found by a Court of competent jurisdiction to have violated any provision of this Ordinance may be fined not more than Two Thousand Five Hundred Dollars (\$2,500.00) per offenses, plus costs, and attorney fees where the action is not brought pursuant to I.C. 36-7-4-1013, and have judgment entered accordingly.

Citizens appearing at the public hearing will have an opportunity to provide comments concerning the proposed Zoning Ordinance. All interested citizens are encouraged to attend. The Plan Commission may continue the hearing from time to time as may be found necessary. Citizens may file written objections with Marc Bonwell, 110 South West Boulevard, Crawfordsville, Indiana 47933 prior to the public hearing. All such written objections will be considered by the Plan Commission.

A copy of the proposed Zoning Ordinance is on file and may be examined at the Montgomery County Commissioners' office at 110 West South Boulevard, Crawfordsville, Indiana 47933 (765-361-2623), office hours are 8:00-4:30 weekdays except holidays.

In accordance with the Americans with Disabilities Act, if anyone intending to attend the public hearing needs reasonable accommodation, please contact the Crawfordsville Department of Planning & Community Development, 300 East Pike Street, Crawfordsville, IN, ph. (765) 364-5152.

This notice dated April 8, 2019.

Marc Bonwell
Building Administrator
Montgomery County, IN

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