

ORDINANCE NUMBER: 040902

**AN ORDINANCE REQUIRING DEVELOPMENT REPORTS & ASSIGNING COSTS
FOR DEVELOPMENT REPORTS**

WHEREAS, the Town of McCordsville, Indiana, was not an incorporated Town until 1988; and

WHEREAS, the Town of McCordsville, Indiana, has only recently installed a municipal sewage collection and treatment facility; and

WHEREAS, since incorporation and the construction of said municipal sewer facility, the Town has experienced a substantial number of proposed residential and other developments within the incorporated limits of the Town; and

WHEREAS, the Town Council believes it is in the best interest of effective government and the health, safety, and welfare of the citizens of the Town, that prior to any Town Council action pertaining to any future subdivision of whatever nature being developed within the Town or within any area that has been or shall be annexed within the Town's incorporated boundaries, that a development report be provided by the proponent of the development to the Town Council, Town Manager, Town Clerk-Treasurer, Town Street Commissioner, and Town Utility Sewer Plant Operator. Said development report shall be provided to those persons listed above no less than thirty (30) days prior to the proponent of any development first appearing before the Hancock County Area Planning Commission for hearing on any request of any form of rezoning, platting, or other relief action; and

WHEREAS, the Town Council of the Town of McCordsville, Indiana, deems certain information necessary to adequately assess the effect of a proposed development upon the Town of McCordsville and that said information shall consist and be provided on the form noted as Exhibit "A" and incorporated herein no less than thirty (30) days prior to the development's first hearing before the Hancock County Area Plan Commission.

WHEREAS, the Town has contracted with Mr. Mike Shaver of Wabash Scientific, to prepare similar development reports in conjunction with annexation petitions; and

WHEREAS, the Town Council has confidence in the integrity, thoroughness, and the information received through Wabash Scientific with regard to the effect a potential development has on various governmental services and the Town's taxing authority; and

WHEREAS, the Town Council believes that the expense for preparing and presenting such information to the Town Council should be borne by that of the proponent of the development.

BE IT THEREFORE RESOLVED by the Town Council of the Town of McCordsville, Indiana, as follows:

SECTION I

From passage of this Ordinance forward, the proponent of each and every subdivision of whatever nature within the Town of McCordsville or in any land heretofore annexed shall, no less than thirty (30) days before the proponent of said development's first appearance before the Hancock County Area Plan Commission for hearing upon any request for rezoning, platting, or other relief or action, present to the Town Council, Town Manager, Town Clerk-Treasurer, Town Street Commissioner, and Town Utility Sewer Plant Operator, a development report prepared by Wabash Scientific or such other entity as the Town Council shall designate in writing, regarding the effect of the proposed development upon the Town of McCordsville. Said development report shall be in writing. In addition, the proponent of any such development, thirty (30) days before the first hearing regarding such development before the Hancock County Area Wide Plan Commission for any reason, shall present to the Town Council a completed copy of Exhibit "A" incorporated by reference herein.

SECTION II

The proponent of the development shall independently contract with Wabash Scientific, Inc. through the person of Mr. Mike Shaver, or such other entity as the Town Council may designate in writing, for the preparation of said development report and shall pay all costs and expense associated with the development and generation of said development report.

SECTION III

Whatever approvals from the Town of McCordsville are required for said development to go forward shall not be granted until such time as the above requirements have been completely fulfilled in the opinion of the Town Council of McCordsville, Indiana.

SECTION IV

This Ordinance shall remain in full force and effect from and after its passage and posting of said Ordinance in three (3) public places within the Town of McCordsville, Indiana.

SECTION V

Introduced and filed on the 9th day of April, 2002. A motion to consider on first reading on the day of introduction was offered and sustained by a vote of 5 in favor and 0 opposed pursuant to I.C. 36-5-2-9.8

Duly ordained and passed this 11th day of June, 2002 by the Town Council of the Town of McCordsville, Hancock County, Indiana, having been passed by a vote of 5 in favor and 0 opposed.

**TOWN COUNCIL OF THE TOWN
OF McCORDSVILLE, INDIANA**

ATTEST:

Catherine Gardner
Clerk-Treasurer

Max Meise

Jay Williams

Bruce Rickman

Barry Wood

James Orem