



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: BZA-20-002

Title: Star Financial ITM Special Exceptions and Development Standards Variances

Meeting Date: this zoning petition is currently scheduled to be heard at the April 1st Board of Zoning Appeals (BZA) meeting.

¹Please note, due to COVID-19 virus spread, Town meetings maybe cancelled or postponed. Any agenda items on agenda which is cancelled or postponed is automatically continued to the next available meeting. Please continue to check the Town's website for updates.

²Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mccordsville.org and click on "Agendas & Minutes".



**MCCORDSVILLE BOARD OF ZONING APPEALS
SPECIAL EXCEPTION APPLICATION**

Zoning Ordinance Section 10.04

Applicant Information

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

Property Information

Current Address: SR 67 (PENDLETON PIKE)
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

THE LOT IS LOCATED ON THE EAST SIDE OF THE SR 67
ENTRANCE DRIVE TO MCCORDSVILLE COMMONS SECTION ONE

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Special Exception Requested

I am requesting a special exception as listed by Section 4.01(D)(2) of the Zoning Ordinance to allow the following:

CONSTRUCT A STAND ALONE INTERACTIVE TELLER
MACHINE (ITM) KIOSK PRIOR TO CONSTRUCTION
OF A FINANCIAL BANK BUILDING

Special Exception Criteria

The McCordsville Zoning Ordinance establishes specific criteria that must be met in order for a special exception to be approved. Please answer each question below and if the response is "NO", describe why the special exception use requested does not meet the required criteria.

Will the special exception be served with adequate utilities, access roads, drainage, and other necessary facilities?

YES NO, Please Explain (attach additional pages as necessary): _____

Will the special exception provide safe conditions that do not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and comply with the development standards of the McCordsville Zoning Ordinance?

YES NO, Please Explain (attach additional pages as necessary): THE ITM

WILL NOT BE DANGEROUS, INJURIOUS OR NOXIOUS HOWEVER VARIANCE
APPLICATIONS ARE SUBMITTED-SECTION 4.01 ORDER OF ESTABLISHMENT
& VISIBILITY

Will the special exception be sorted, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties?

YES NO, Please Explain (attach additional pages as necessary): _____

THE KIOSK ISLAND WILL BE LANDSCAPED TO BE HARMONIOUS
WITH THE ADJACENT STRIP MALL LANDSCAPING

Will the special exception produce a total visual impression and environment which is consistent with the environment of the neighborhood?

YES NO, Please Explain (attach additional pages as necessary): THE

ADJACENT PROPERTY IS A COMMERCIAL STRIP MALL

Will the special exception organize vehicular access and parking to minimize traffic congestion in the area?

YES

NO, Please Explain (attach additional pages as necessary): TAE

PROPOSED ITM SITE WILL HAVE A PRIVATE ACCESS DRIVE

Applicant's Signature

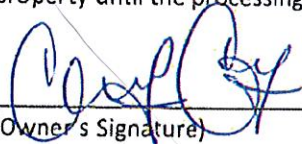
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

 General Counsel
(Applicant's Signature)

2/11/2020
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

 General Counsel
(Owner's Signature)

2/11/2020
(Date)

(Owner's Signature)

(Date)

SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

The following shall be included in the Special Exception Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Special Exception Use Application Checklist:

- Special Exception Application
- Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Copy of Deed for Property Involved, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Filing Fee
- Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following where appropriate
 - Site Plan (signed, dated and clearly showing entire layout of property and all features relevant to the special exception request).
 - Statement of Intent
 - Fiscal Impact Study (if applicable)



**MCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION**

Zoning Ordinance Section 10.03

Applicant Information

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

Property Information

Current Address: SR 67 (PENDLETON PIKE)
(Number) (Street)

Subdivision Name (if applicable): MCCORDSVILLE COMMONS SECTION ONE

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

THE LOT IS LOCATED ON THE EAST SIDE OF THE
SR 67 ENTRANCE DRIVE TO MCCORDSVILLE COMMONS
SECTION ONE

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: VACANT LOT

Size of the Lot/Parcel in Question: 1.385 ACRES

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

SPECIAL EXCEPTION APPLICATION SUBMITTED 02-12-2020
DEVELOPMENT STANDARDS VARIANCE APPLICATION SUBMITTED 02-12-2020

Variance Information

Describe the variance requested: REQUEST VARIANCE FOR CONSTRUCTION OF ACCESSORY STRUCTURE, INTERACTIVE TELLER MACHINE (ITM) PRIOR TO CONSTRUCTION OF BANK BUILDING.

Development Standards Variance Requested:

- | | |
|--|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Other (please specify): <u>SECTION 4.01 (C) ORDER OF ESTABLISHMENT</u> | |

Describe reasons supporting the variance requested: INDIANA LAW IMPOSES RESTRICTIONS ON A FINANCIAL INSTITUTION'S USE OF REAL PROPERTY. FINANCIAL INSTITUTIONS DO NOT HAVE THE SAME FLEXIBILITY TO USE REAL PROPERTY THAT OTHER COMMERCIAL ENTITIES HAVE. AS AN INDIANA FINANCIAL INSTITUTION, STAR MUST MAKE A "BANK USE" OF THE PROPERTY OR IT MUST DISPOSE OF THE PROPERTY. AN ITM ON THIS PROPERTY WOULD QUALIFY THE USE AS A "BANK USE" UNDER INDIANA LAW

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

YES NO, Please Explain (attach additional pages as necessary): _____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

YES NO, Please Explain (attach additional pages as necessary): THE ITM

WILL BE CONSTRUCTED ON A COMMERCIAL LOT ADJACENT TO A STRIP MALL AND LANDSCAPED TO BE HARMONIOUS WITH STRIP MALL LANDSCAPING,

Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

YES NO, Please Explain (attach additional pages as necessary): _____

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

[Signature]
(Applicant's Signature)

2/11/2020
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

[Signature]
(Owner's Signature)

2/11/2020
(Date)

(Owner's Signature)

(Date)

SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

The following shall be included in the Special Exception Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Special Exception Use Application Checklist:

- Special Exception Application
- Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Copy of Deed for Property Involved, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Filing Fee
- Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following where appropriate
 - Site Plan (signed, dated and clearly showing entire layout of property and all features relevant to the special exception request).
 - Statement of Intent
 - Fiscal Impact Study (if applicable)



**McCCORDSVILLE BOARD OF ZONING APPEALS
VARIANCE APPLICATION**

Zoning Ordinance Section 10.03

Applicant Information

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

Property Information

Current Address: SR 67 (PENDLETON PIKE)
(Number) (Street)

Subdivision Name (if applicable): MCCORDSVILLE COMMONS SECTION ONE

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

THE LOT IS LOCATED ON THE EAST SIDE OF THE
SR67 ENTRANCE DRIVE TO MCCORDSVILLE COMMONS
SECTION ONE

Administrative Officer Use Only:

Existing Zoning: _____

Future Land Use: _____

Date Application Filed: _____

Docket No.: _____

Present Use of Property: VACANT LOT

Size of the Lot/Parcel in Question: 1.385 ACRES

Are there any restrictions, laws, covenants, variances, special exceptions, or appeals filed in connection with this property that would relate or affect its use for the specific purpose of this application? If yes, please list date and docket number, decision rendered and pertinent explanation:

SPECIAL EXCEPTION APPLICATION SUBMITTED 02-12-2020

DEVELOPMENT STANDARDS VARIANCE APPLICATION SUBMITTED 02-12-2020

Variance Information

Describe the variance requested: REQUEST VARIANCE FOR STAND ALONE

ITM KIOSK PER ZONING ORDINANCE

SECTION 4.01 (D)(2) a) VISIBILITY

Development Standards Variance Requested:

- | | |
|---|--|
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Entrance / Drive |
| <input type="checkbox"/> Building Setback | <input type="checkbox"/> Sight Visibility |
| <input type="checkbox"/> Lot Coverage | <input type="checkbox"/> Fence and Wall |
| <input type="checkbox"/> Lot Width | <input type="checkbox"/> Landscaping |
| <input type="checkbox"/> Lot Area | <input type="checkbox"/> Buffering and Screening |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Loading | <input type="checkbox"/> Sign |

Other (please specify): SECTION 4.01 (D)(2) a) VISIBILITY

Describe reasons supporting the variance requested: INDIANA LAW IMPOSES
RESTRICTIONS ON A FINANCIAL INSTITUTION'S USE OF REAL PROPERTY.
FINANCIAL INSTITUTIONS DO NOT HAVE THE SAME FLEXIBILITY TO USE
PROPERTY THAT OTHER COMMERCIAL INSTITUTIONS HAVE. AS AN
INDIANA FINANCIAL INSTITUTION, STAR MUST MAKE "BANK USE" OF
THE PROPERTY OR DISPOSE OF THE PROPERTY. AN ITM ON
THIS PROPERTY WOULD QUALIFY THE USE AS A "BANK USE"
UNDER INDIANA LAW.

Development Standards Variance Criteria

The McCordsville Zoning Ordinance establishes specific design criteria that must be met in order for a variance to be approved. Please answer each question below and if the response is "NO", please describe why the variance requested does not meet the required criteria.

Will the variance provide safe conditions that will not be injurious to the public health, safety, morals, and general welfare of the community?

YES NO, Please Explain (attach additional pages as necessary): _____

Will the use and value of the area adjacent to the property included in the variance not be affected in a substantially adverse manner?

YES NO, Please Explain (attach additional pages as necessary): THE ITM

WILL BE CONSTRUCTED ON A COMMERCIAL LOT ADJACENT TO
A STRIP MALL AND LANDSCAPED TO BE HARMONIOUS WITH
STRIP MALL LANDSCAPING

Will the strict application of the terms of this Ordinance result in a practical difficulty in the use of the property? This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

YES NO, Please Explain (attach additional pages as necessary): _____

Applicant's Signature

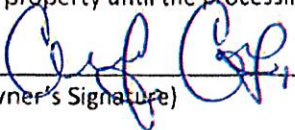
The information included in and with this application is completely true and correct to the best of my knowledge and belief

 General Counsel
(Applicant's Signature)

2/11/2020
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow the Town staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

 General Counsel
(Owner's Signature)

2/11/2020
(Date)

(Owner's Signature)

(Date)

SPECIAL EXCEPTION PERMIT - APPLICATION CHECKLIST

(McCordsville Zoning Ordinance: Section 10.04 Special Exception)

The following shall be included in the Special Exception Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

Special Exception Use Application Checklist:

- Special Exception Application
- Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Copy of Deed for Property Involved, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- Filing Fee
- Supporting Information, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following where appropriate
 - Site Plan (signed, dated and clearly showing entire layout of property and all features relevant to the special exception request).
 - Statement of Intent
 - Fiscal Impact Study (if applicable)

STATEMENT OF INTENT

**STAR FINANCIAL BANK
Interactive Teller Machine (ITM)
McCordsville Commons Section One
McCordsville, Indiana
February 11, 2020**

The specific request is approval of a Special Exception and Development Standards Variances for the construction of an Interactive Teller Machine (ITM) prior to the construction of a Star Financial Bank Building on a 1.385 acre lot in McCordsville Commons Section One.

Indiana law imposes restrictions on a financial institution's use of real property. Financial institutions do not have the same flexibility to use property that other commercial entities have. As an Indiana financial institution, Star must make a "bank use" on the property or it must dispose of the property. An ITM would qualify the use as a "bank use" under Indiana law while Star develops plans for construction of a bank building. The ITM would remain in place during construction of the building and removed when the building is complete. An ITM would be incorporated in the drive through of the new bank building.

If there are additional questions or concerns regarding the applications please do not hesitate to contact us.

Respectfully,



Michael Gensic, P.E.
Gensic Engineering
Phone: 260-489-7643
Email: mike@gensicengineering.com

020
DULY ENTERED
FOR TAXATION

JUL 02 2007

Theresa L. Saunders
Auditor of Hancock County

SHARON SHAMBAUGH 3P
HANCOCK COUNTY RECORDER
CJG Date 07/03/2007 Time 08:45:54
FEE: 20.00
I 070007514 Page 1 of 3

07020008

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That **McCordsville Commons, LLC**, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor"), GRANTS, SELLS AND CONVEYS to **Star Financial Bank** ("Grantee") for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate located in Hancock County, in the State of Indiana described more particularly at Exhibit A attached hereto and made a part hereof

This conveyance is subject to (1) real estate taxes and assessments due and payable in May, 2008 and thereafter; and (2) all legal highways and rights-of-way; easements, declarations, covenants, conditions, restrictions, and other matters of record; and (3) liens, encumbrances, and other matters made, suffered, created, caused, requested, consented to or agreed to by Grantee.

Grantor herein and its successors shall warrant and defend title to the Real Estate to Grantee, its successors and assigns, against the lawful claims and demands of all claiming by, through or under Grantor and none other.

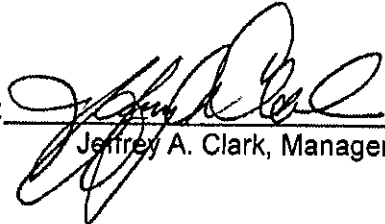
The undersigned person executing this deed on behalf of the Grantor represents and certifies that he/she is the Manager, or other duly-elected officer of Grantor, authorized to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[remainder of page intentionally left blank]

T. Saunders

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15 of May, 2007.

McCordsville Commons, LLC

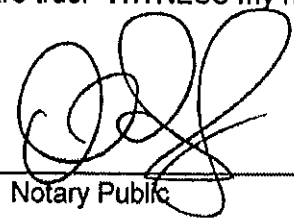
By: 
Jeffrey A. Clark, Manager

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

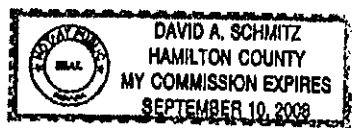
Before me, a Notary Public in and for said County and State, personally appeared Jeffrey A. Clark, the Manager of **McCordsville Commons, LLC**, an Indiana limited liability company, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said company, and who, being duly sworn, stated that any representations therein contained are true. WITNESS my hand and Notarial Seal this 15 day of May, 2007.

My Commission Expires:

County of Residence:

Signature 
Notary Public

Printed: _____



Common Address: **S.R. 67 / Mt. Comfort Road (1.385 acres)**
Parcel No.: **Split of 30-01-25-200-007.000-018**

This instrument prepared by: David A. Schmitz, Attorney at Law
9201 N. Meridian Street, Suite 100, Indianapolis, IN 46260

Send tax statements to Grantee at the common address shown above unless an alternative address follows: _____

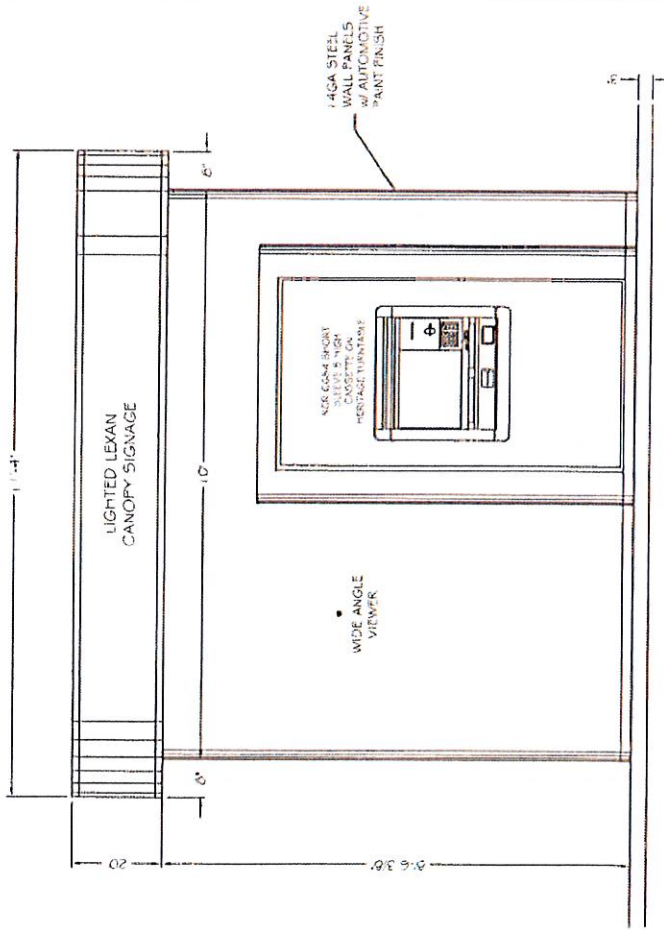
~~27 West Berry Street Ft. Wayne IN 46853~~
PO BOX 11409, Ft. Wayne IN 46858-1409
127 West Remy St. Fr. Wayne IN 46858-1409

"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"
David A. Schmitz

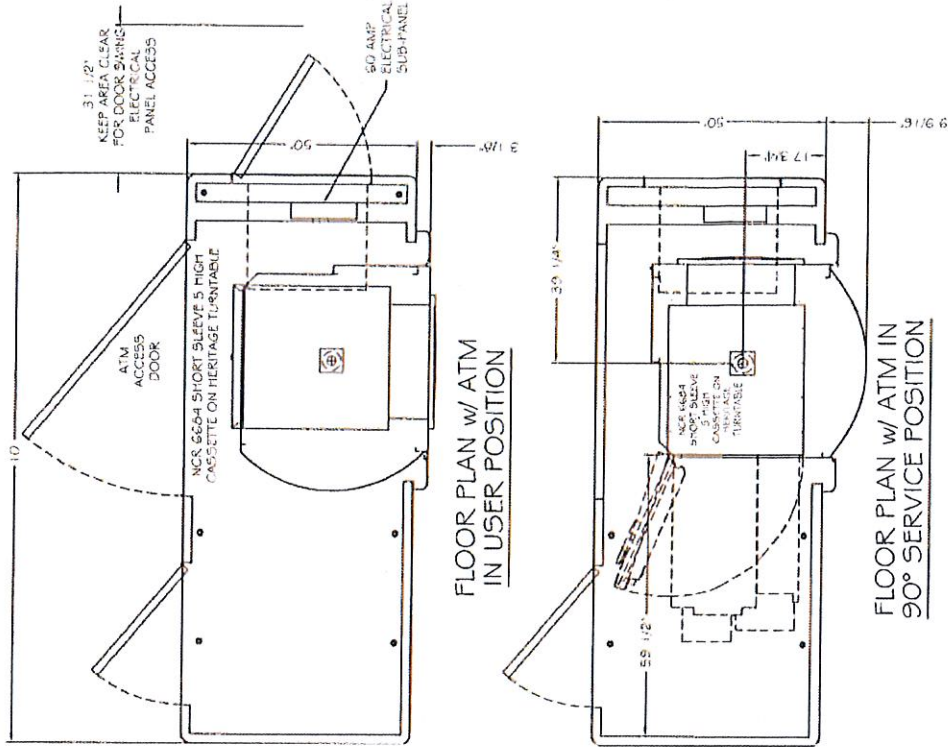
EXHIBIT A

Part of the Re-Plat of McCordsville Commons, Section 1, Lot 2, as per plat thereof, recorded in Plat Cabinet C, Slide 255, as Instrument No. 070006325, in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows: Commencing at the Southeast corner of said plat; thence along the East line thereof North 00 degrees 01 minutes 55 seconds West 66.36 feet to the Point of Beginning; thence North 36 degrees 49 minutes 38 seconds West along the North line of the 50.00 feet wide ingress, egress and utility easement recorded as Instrument No. 060011663, a distance of 399.44 feet to the former Southern right of way line of State Road 67 as shown on I.S.H.C. plans for project number STP-6330, dated 1996, and a non tangent curve concave Northwesterly having a radius of 2914.88 feet; thence Northeasterly along said right of way line and curve an arc length of 294.36 feet, said curve being subtended by a chord bearing North 46 degrees 42 minutes 41 seconds East 294.23 feet; thence South 01 degree 24 minutes 38 seconds East 10.00 feet; thence South 89 degrees 13 minutes 24 seconds East 10.70 feet to the aforementioned East line of said plat; thence along said East line South 01 degree 36 minutes 10 seconds East 511.63 feet to the Point of Beginning, containing 1.385 acres, more or less (hereinafter called the "Real Estate")

DRAWINGS ARE FOR PRELIMINARY USE ONLY
NOT INTENDED FOR PRODUCTION



FRONT ELEVATION
SCALE: 1/2" = 1'



FLOOR PLAN w/ ATM
IN USER POSITION

FLOOR PLAN w/ ATM IN
90° SERVICE POSITION

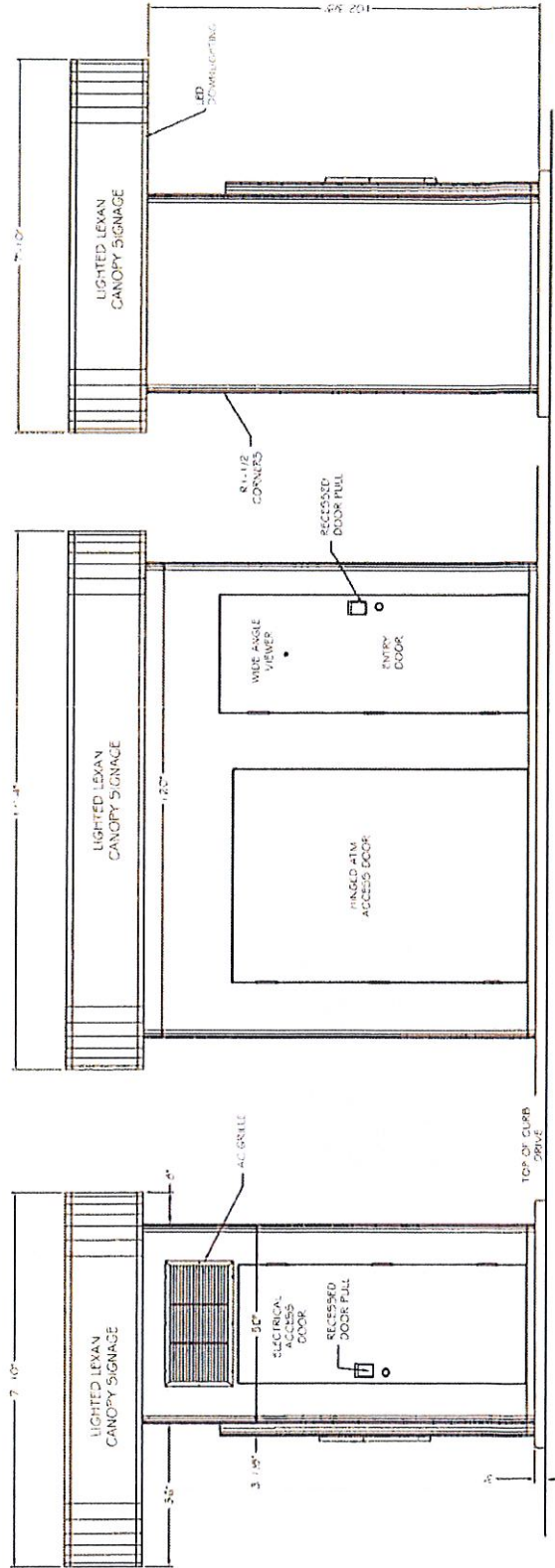


DEALER: QSI, INC.
ADDRESS: 107 SCHULER DRIVE
BARDSTOWN, KY 40004

MODEL# 3200
ATM
NCR 6684 5H

JOB# P-12924 A DATE 02/14/19 DWN BB REV
DESIGNED FOR: [REDACTED]
ADDRESS: [REDACTED]

DRAWINGS ARE FOR PRELIMINARY USE ONLY
NOT INTENDED FOR PRODUCTION



RIGHT ELEVATION
SCALE: 3/8" = 1'

REAR ELEVATION
SCALE: 3/8" = 1'

LEFT ELEVATION
SCALE: 3/8" = 1'

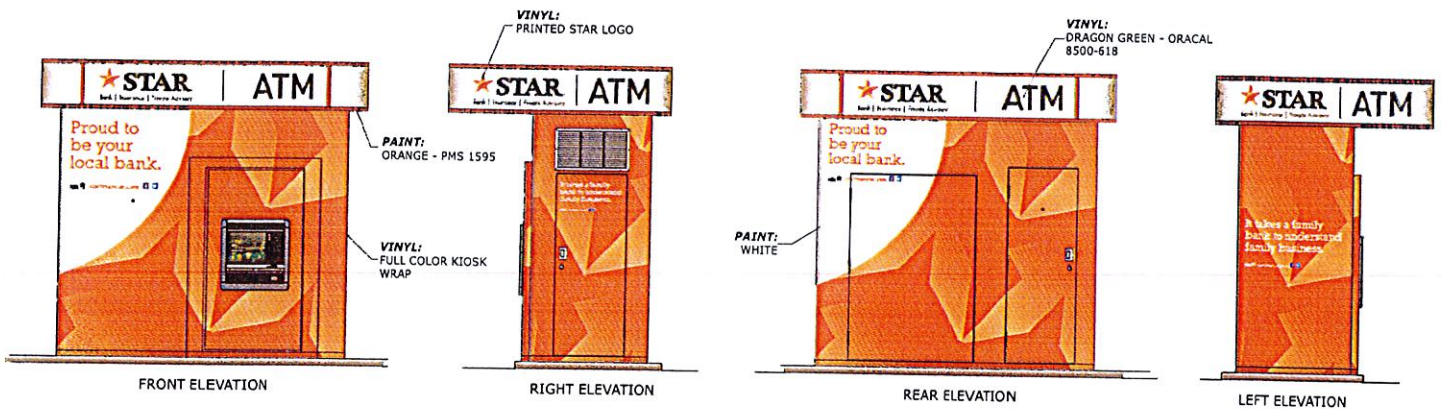


HERITAGE
The World Leader in ATM Kiosks

DEALER: QSI, INC.
ADDRESS: 107 SCHULER DRIVE
BARDSTOWN, KY 40004

MODEL#
3200
ATM
NCR. 6604.51

JOB# P-12924 A DATE 02/14/19 DWN BB REV
DESIGNED FOR
ADDRESS:



FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

GRAPHICS APPROVED: _____ DATE: _____

HERITAGE INDUSTRIES
 905 CENTENNIAL ROAD - WAYNE, NE 68787
 PHONE (402) 375-4770 - FAX (402) 375-4711
www.heritageind.com

DISCLAIMERS
 The ink colors shown on this rendering provide conceptual colors and graphics locations only. The ink colors may not match the actual production print colors or vinyl colors that will be used on the kiosk or in the signs.
 The contents of this rendering are the property of Heritage Industries and the design concepts may not be reproduced without the explicit consent of the Heritage Industries design team.
 Heritage reserves the right to alter the rendering this date of release if pertinent information is not received in a timely manner. (i.e. production ready artwork, color specific colors, wrap files, etc.)

COLOR SPECIFICATIONS:

PAINT:
 ○ WHITE
 ● ORANGE - PMS 1595

VINYL:
 ● DRAGON GREEN - ORACAL 8500-618
 PRINTED STAR LOGO
 VINYL:
 FULL COLOR KIOSK WRAP

CUSTOMER: STAR FINANCIAL

DEALER: QSI, INC.
 107 SCHULER DRIVE
 BARDSTOWN, KY 40004

JOB:	P-12924 A
MODEL:	3200
ATM:	NCR 6684 5H
DATE:	03/27/19
DRAWN:	BB



Town of McCordsville
Property Owner's Consent For Review Form

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: STAR FINANCIAL BANK CONTACT: RYAN MCINTOSH

Current Address: 6230 BLUFFTON ROAD
(Number) (Street)

FORT WAYNE, INDIANA 46809
(City) (State) (Zip)

Phone No.: 765-622-4135 E-mail Address: RYAN.MCINTOSH@STARFINANCIAL.COM

The Property to be reviewed by: (Check all that apply)

Town Council

Plan Commission

Board of Zoning Appeals


Property Information

Current Address: SR 67 (PENDLETON PIKE)
(Number) (Street)

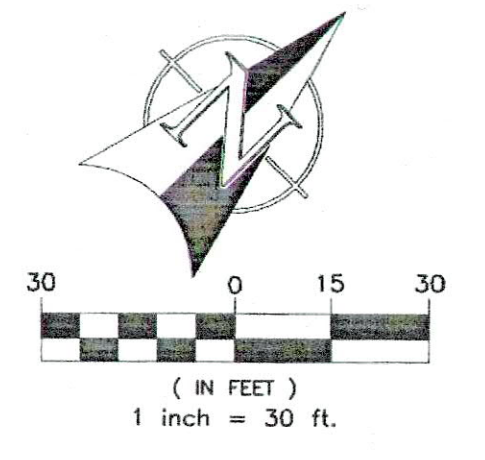
And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

LOT IS LOCATED ON THE EAST SIDE OF THE SR 67 ENTRANCE DRIVE TO McCORDSVILLE COMMONS SECTION ONE

Property Owners Consent: I/WE, Casey Cox, STAR Financial Bank here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature: , General Counsel Date: 2/11/2020

Property Owner's Signature: _____ Date: _____



BANK LEASE AREA DESCRIPTION

Part of McCordsville Commons Section One, the plot of which is recorded in Plat Cabinet "C", Slide 247, as Instrument #060014949 in the Office of the Recorder of Hancock County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said plot; thence along the east line thereof North 00 degrees 01 minutes 55 seconds West 66.36 feet to the POINT OF BEGINNING; thence North 36 degrees 49 minutes 38 seconds West along the north line of the fifty feet wide ingress, egress, and utility easement recorded as Instrument #06011663 a distance of 399.44 feet to the former southern right of way line of State Road 67 as shown on I.S.H.C. plans for project number STP-6330, dated 1996 and a non tangent curve concave northwesterly having a radius of 2914.88 feet; thence northeasterly along said right-of-way line and curve an arc length of 294.36 feet, said curve being subtended by a chord bearing North 46 degrees 42 minutes 41 seconds East 294.23 feet; thence South 01 degrees 24 minutes 38 seconds East 10.00 feet; thence South 89 degrees 13 minutes 24 seconds East 10.70 feet to the aforementioned east line of said plot; thence along said east line South 01 degrees 36 minutes 10 seconds East 511.63 feet to the POINT OF BEGINNING, containing 1.385 acres, more or less.

SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Theoretical Uncertainty"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. All survey monuments set or found this survey are flush with existing grade unless otherwise noted. The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IAC 865.

Purpose of Survey:
The purpose of this survey is to prepare an original survey of the above described parcel.

Basis of Bearings:
The basis of bearings for this survey is North 00 degrees 07 minutes 43 seconds East along the west line of the northwest quarter according to the reference documentation presented to support this survey, including three surveys performed by The Schneider Corporation recorded as instrument numbers 03-16114; 06-4340; and 06-4341 in the Office of the Recorder of Hancock County, Indiana.

Reference Monumentation:
Section corners and perimeter monumentation were located and verified.

Record Descriptions and Plats:
Gaps or overlaps are indicated hereon.

- Lines of Occupation:**
Physical evidence of occupation are indicated hereon.
- The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The property described on this Survey is NOT located in Zone A as said tract plots by scale on Community Panel No. 180419 0025 B of the Flood Insurance Rate Maps for Hancock County, Indiana dated October 15, 1982.
 - Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.
 - The within survey was prepared without benefit of current evidence of source of title for the subject tract or adjoining and is therefore subject to any statement of fact revealed by such documents.
 - 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. Bradley P. Ott

CERTIFICATE OF SURVEY - ALTA/ACSM LAND TITLE SURVEY

To: JC Partners, LLP

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 7a, 8, 9, 10, 11a, and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

Dated this 15th day of January 2007
 Bradley P. Ott
 PLS #9600012
 State of Indiana



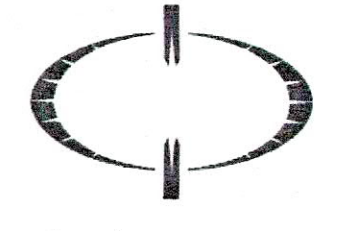
UTILITY STATEMENT:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

PREPARED FOR: JC PARTNERS, LLP

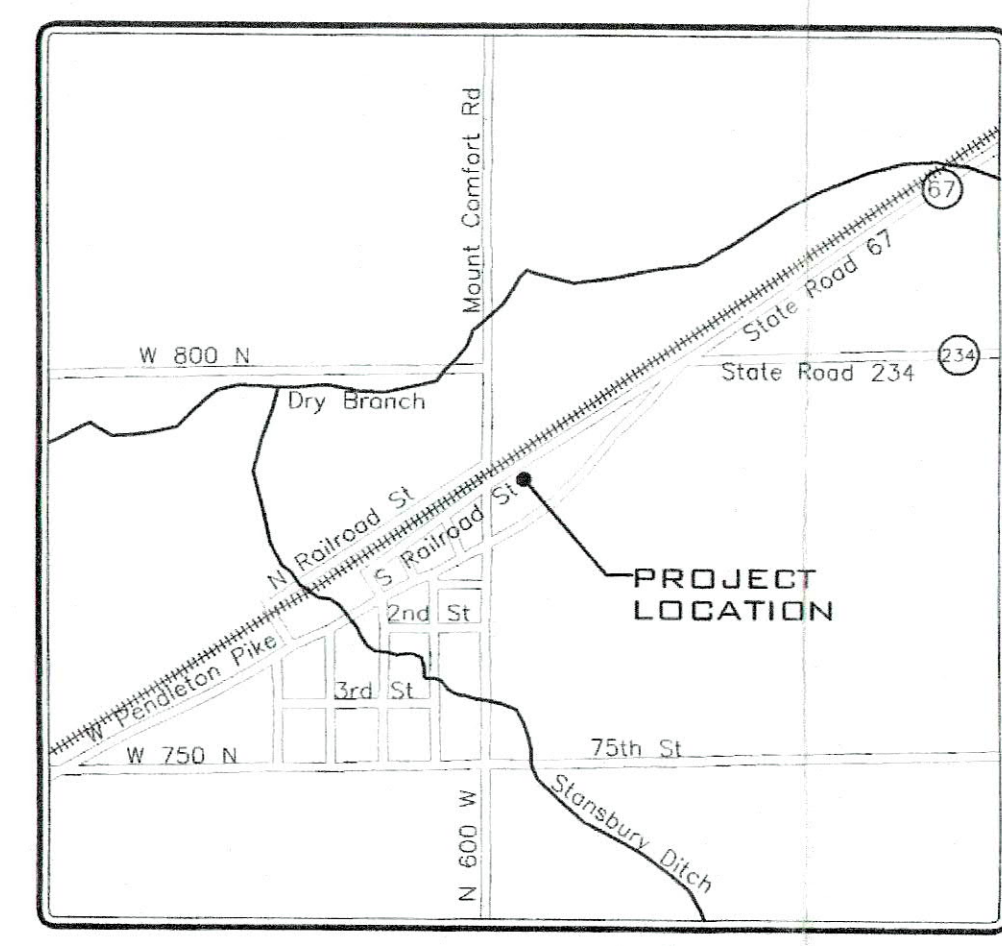
5750 E. 91st STREET, STE. C
 INDIANAPOLIS, INDIANA

BANK PARCEL
ALTA/ACSM LAND TITLE SURVEY
 C.R. 600 W. & S.R. 67 (PENDLETON PIKE)
 MCCORDSVILLE, INDIANA

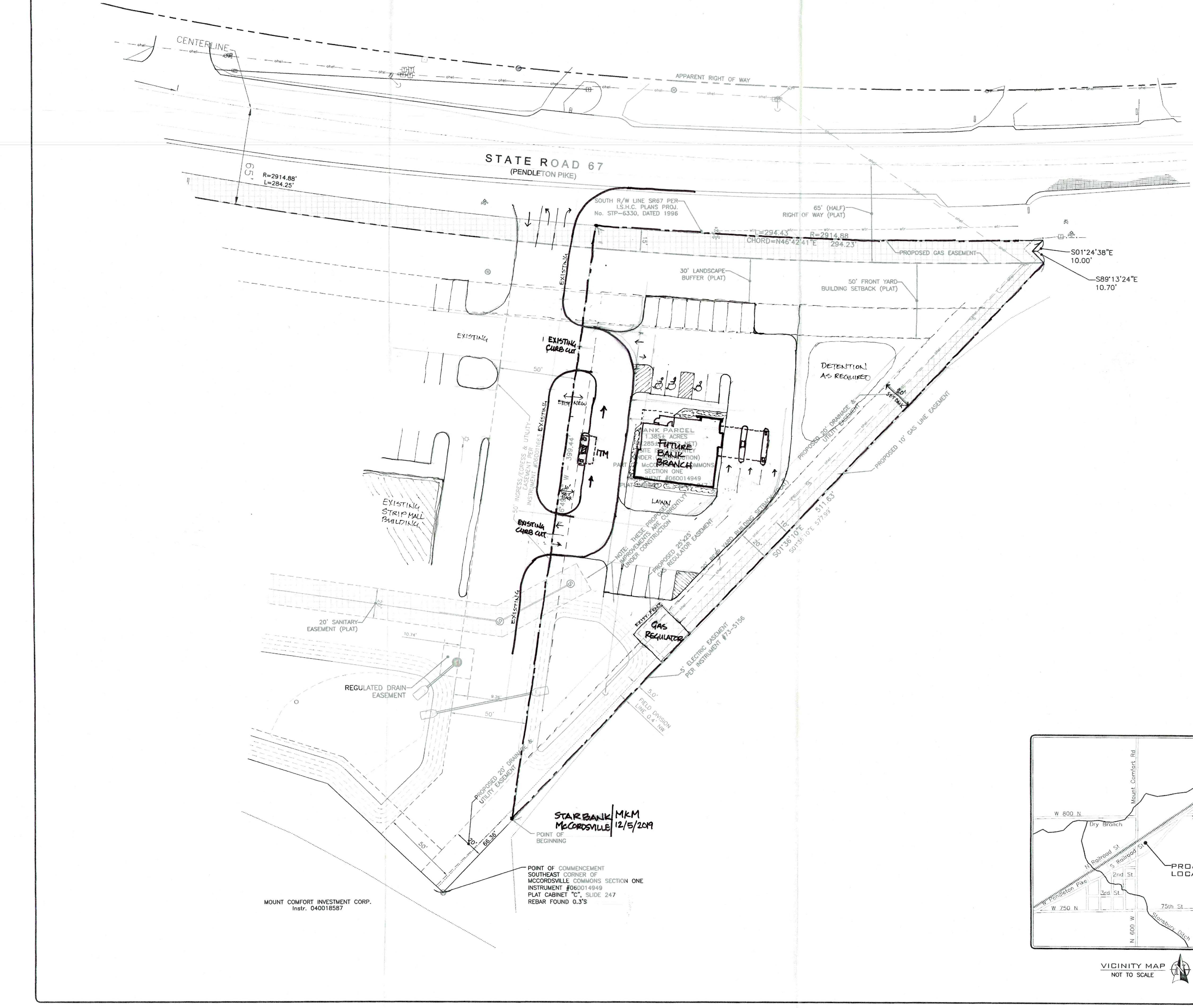
REVISION RECORD	DATE: 01.15.2007
	DWN. BY: BEB
	CHKD. BY: BPO
	SCALE: 1" = 30'
	PROJECT NUMBER 06-100
	SHEET 1 OF 1



Civil Designs
 2415 Directors Row Ste.E
 Indianapolis, IN 46241
 317-244-1968
 FAX-244-1968



VICINITY MAP
 NOT TO SCALE

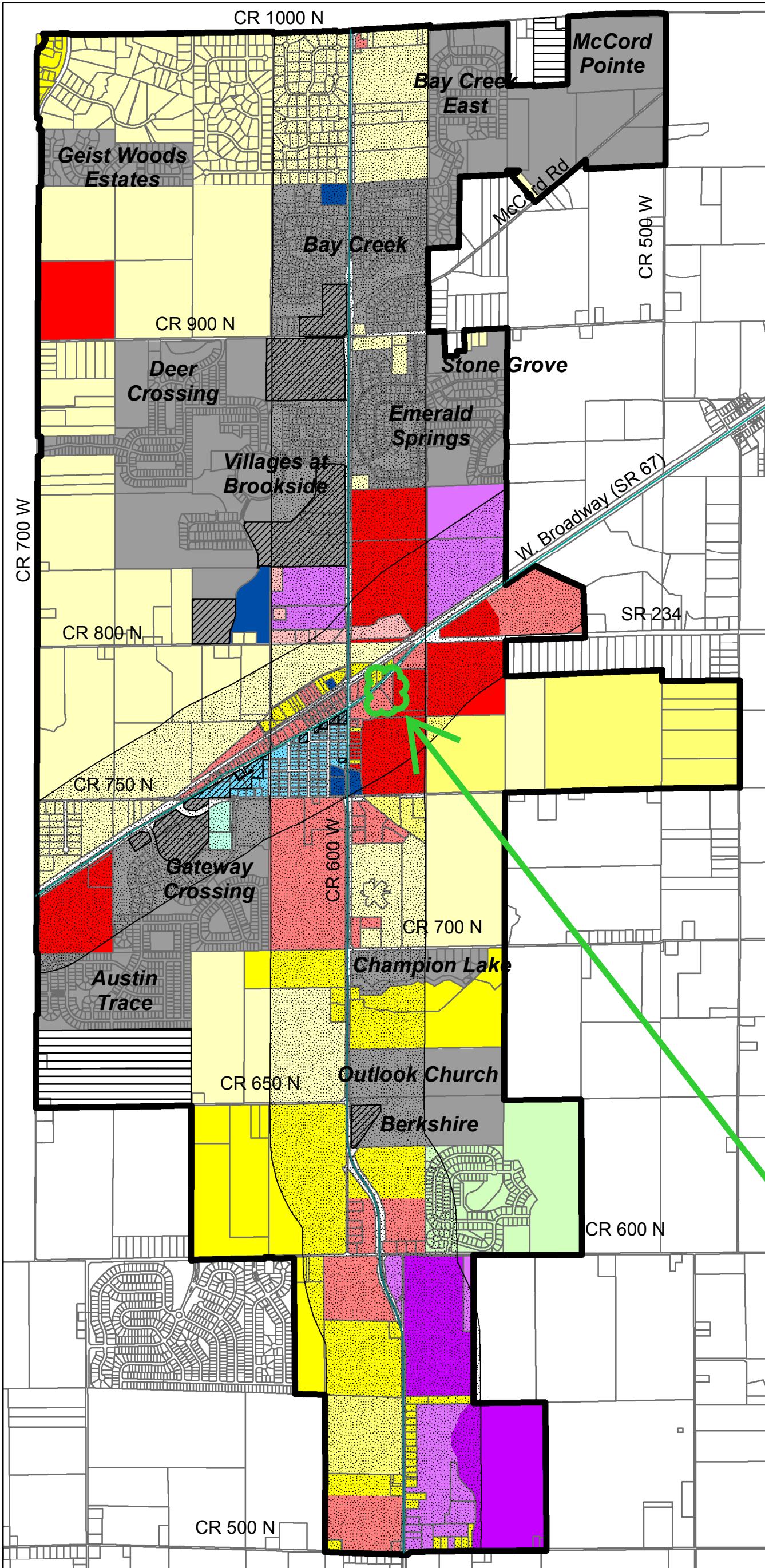


STAR BANK / MKM
 MCCORDSVILLE 12/5/2009

































POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF
 MCCORDSVILLE COMMONS SECTION ONE
 INSTRUMENT #060014949
 PLAT CABINET "C", SLIDE 247
 REBAR FOUND 0.3'S

MOUNT COMFORT INVESTMENT CORP.
 Instr. 040018587

Zoning Map



Legend

-  Corporate Limits
-  Pending Annexation
-  Residential-1 (R-1)
-  Residential-2 (R-2)
-  Residential-3 (R-3)
-  Old Town (OT)
-  Professional Business Office (CO)
-  Neighborhood Commercial (CN)
-  Regional Commercial (CR)
-  Industrial-1 (I-1)
-  Industrial-2 (I-2)
-  Public_Semi-public (P)
-  Austin Trace PUD
-  Bay Creek PUD
-  Bay Creek East PUD
-  Champion Lake PUD
-  Deer Crossing PUD
-  Emerald Springs PUD
-  Gateway Crossing PUD
-  Geist Woods Estates PUD
-  McCord Pointe PUD
-  Outlook Christian Church PUD
-  Stone Grove PUD
-  Villages at Brookside PUD
-  Boucher Zoning
-  Woodhaven Zoning
-  600W/Broadway Highway Overlay
-  Bay Creek Commercial
-  Berkshire Commercial
-  Gateway Crossing Commercial
-  Old Town Commercial
-  Villages at Brookside Commercial

STAR Site

