

**RESOLUTION NUMBER 1, 2025
OF THE
WABASH CITY PLAN COMMISSION**

WHEREAS, the Wabash City Plan Commission pursuant to Indiana Code has previously adopted a comprehensive plan for the orderly development and growth of the territory within the jurisdictional limits of the Wabash City Plan Commission, and

WHEREAS, the Common Council of the City of Wabash, Indiana has adopted subdivision regulations, hereinafter “Subdivision Control Ordinance” to carry out the intent and purposes of the comprehensive plan developed for the jurisdictional limits of the Wabash City Plan Commission and to provide for the enforcement thereof, and

WHEREAS, the Subdivision Control Ordinance, known as General Ordinance No. 4, 1964, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, in 1964 and also found at Chapter 10 of the Wabash City Code, was amended by General Ordinance No. 16, 1968 to exclude the application of the Subdivision Control Ordinance to certain industrial subdivisions; and

WHEREAS, the current Subdivision Control Ordinance provides that an industrial subdivision is not bound by the Subdivision Control Ordinance but is unclear as to what processes and regulations may apply to such a subdivision; and

WHEREAS, the Plan Commission desires to clarify what is required whenever industrial property is subdivided;

NOW THEREFORE BE IT RESOLVED by the Plan Commission for the City of Wabash, Indiana as follows:

Section 1. The Wabash City Plan Commission proposes to the Common Council of the City of Wabash, Indiana that the Wabash City Code, Section 127, be amended as follows:

- a. To delete subsection f. in its entirety.
- b. To add a new subsection f. to provide as follows:

f. The City may create an Industrial Park or Subdivision and, once an industrial park or subdivision has been created it may be further divided, without Plan Commission approval and the process set forth in Chapter 10, Article 2 known as the “Subdivision Control Ordinance ” so long as it:

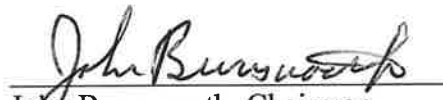
1. Has been approved by the appropriate governmental unit’s Redevelopment Commission;
2. Contains no lots that do not have a direct access to a public street or way unless any new lots have a recorded perpetual easement giving them access to a public way;

3. Contains no new streets that do not meet the design standards of Chapter 10, Article 2, Section 10-131;
4. Meets all other design standard applicable to the original subdivision or any appropriate covenants and restrictions applying to the original subdivision; and
5. Meets any other requirements imposed by the appropriate Redevelopment Commission.

SECTION 2. This proposal is taken for the purposes of:

(1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (4) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq. and the Plan Commission should also consider: (5) the Comprehensive Plan; (6) current conditions; (7) character of current structures and uses in each district; (8) the most desirable use for which the land in each district is adapted; (9) the conservation of property values throughout the jurisdiction; and (10) responsible development and growth.

MADE this 8th day of January 2025 at a duly convened meeting of the Wabash Plan Commission.


John Burnsworth, Chairman
Wabash City Plan Commission


Jeff Kree, Secretary
Wabash City Plan Commission