

PROPOSED ORDINANCE NO. 2017-16

ORDINANCE NO. 5574 AS AMENDED

HPC # 17-01

**AN ORDINANCE TO ESTABLISH NORMAIN HEIGHTS AS A
CONSERVATION DISTRICT WITHIN THE CITY OF MISHAWAKA, INDIANA.**

WHEREAS, Chapter 125 of the Municipal Code provides for the establishment of Historic Districts within the City of Mishawaka, and

WHEREAS, a concerned group of owners in the Normain Heights neighborhood wishes to protect the fabric of the neighborhood by establishing Normain Heights as a Conservation District, and

WHEREAS, Normain Heights is designated on the National Register, and is a contributing neighborhood according to the 1995 Survey, indicating the importance of the history to be preserved and protected, and

WHEREAS, the Commission held a public hearing on April 4, 2017 for the purpose of allowing discussion and public comment on the proposed designation of the Normain Heights Conservation District, and

WHEREAS, Normain Heights Conservation District Guidelines are attached as Exhibit A, and Boundary Map as Exhibit B, and

WHEREAS, the Commission voted to send the Guidelines and map to the Common Council with a favorable recommendation for the creation of Normain Heights Conservation District.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, COUNTY OF ST. JOSEPH, STATE OF INDIANA, THAT:

SECTION 1: The map setting forth the proposed conservation district for the site is hereby approved by the Common Council and the Normain Heights Conservation District is hereby designated.

The Normain Heights Conservation District shall consist of the following addresses:

Ardennes: 104, 108, 113, 114, 117, 118, 121, 122, 125, 126, 131, 132, 135, 136, 139, 140, 202, 203, 207, 208, 211, 212, 215, 216, 221, 222, 225, 226, 229, 230, 236, 240, 244, 304, 308, 312, 316.

Bastogne: 111, 114, 117, 120, 121, 124, 127, 130, 131, 138, 141, 142, 203, 204, 207, 208, 211, 212, 216, 217, 221, 222, 226, 227, 230, 231.

Guam: 109, 114, 115, 118, 119, 123, 124, 128, 129, 132, 135, 138, 139, 203, 204, 207, 208, 211, 212, 217, 218, 223, 224, 228, 229, 232, 237, 243.

East Leyte: 111, 114, 117, 120, 121, 124, 125, 128, 131, 134, 135, 138, 139, 142, 203, 204, 207, 208, 212, 213, 217, 218, 221, 222, 226, 227, 230, 231.

North Main: 2333, 2339, 2343, 2344, 2347, 2348, 2353, 2356, 2357, 2361, 2403, 2406, 2407, 2410, 2411, 2416, 2417, 2421, 2422, 2425, 2503, 2506, 2507, 2510, 2513, 2519, 2522, 2603, 2604, 2609, 2610, 2614, 2617, 2620, 2623, 2703, 2704, 2709, 2710, 2716, 2717, 2722, 2729, 2732, 2733, 2739, 2740, 2743, 2747, 2803, 2806, 2807, 2810, 2811, 2816, 2817, 2821, 2822, 2825, 2903, 2907, 2911.

Normandy: 2303, 2304, 2309, 2310, 2313, 2314, 2319, 2320, 2323, 2324, 2327, 2328, 2333, 2334, 2337, 2338, 2343, 2344, 2347, 2348, 2353, 2354, 2358, 2359, 2364, 2404, 2408, 2409, 2414, 2415, 2419, 2424, 2425, 2428, 2431, 2434, 2503, 2504, 2509, 2510, 2514, 2515, 2519, 2520, 2524, 2603, 2604, 2608, 2609, 2612, 2615, 2616, 2619, 2622, 2626, 2704, 2705, 2708, 2711, 2714, 2721, 2722, 2725, 2728, 2732, 2803, 2804, 2809, 2812, 2817, 2818, 2821, 2824.

Palau: 111, 112, 117, 118, 121, 122, 125, 126, 129, 130, 135, 136, 139, 140, 202, 203, 207, 208, 211, 212, 216, 217, 221, 222, 225, 226, 230, 231.

Saint Lo: 111, 114, 117, 120, 121, 129, 130, 134, 135, 138, 139, 203, 204, 207, 208, 212, 2132, 216, 217, 222, 223, 226, 227, 230, 231, 234.

The individual properties making up the District are legally described as follows:
 Lots 4 -316 Normain Heights, Lot 1 Normain Heights 1st Minor, and Lot 1 Main McKinley Corrective Plat.

SECTION 2: In accordance with IC 36-7-11-19, no earlier than 180 days before the three year anniversary date of the adoption of the Ordinance, but no later than 60 days before the three year anniversary date of the adoption of this Ordinance, property owners in the Normain Heights Conservation District shall be given the opportunity to object, in writing, to the elevation of the district to a full Historic District. Each lot will get one vote.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, COUNTY OF ST. JOSEPH, STATE OF INDIANA, THAT the above reference property be designated as Normain Heights Conservation District.
 This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this 1st day of May, 2017, at 7:31 o'clock p.m.

Ross Deal /s/
 Presiding Officer

ATTEST:

Deborah S. Block /s/
 Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this 2nd day of May 2017, at 9:38 o'clock, a.m.

Deborah S. Block _____ /s/
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this 2nd day of May, 2017, at 9:44 o'clock a.m.

David A. Wood _____ /s/
David A. Wood, Mayor