

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 969

AN ORDINANCE AMENDING THE ZONING CONTROL ORDINANCE OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN ON THE 9TH DAY OF JULY, 1990, ALL AMENDMENTS PASSED SUBSEQUENT THERETO, AND REPEALING ALL ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH.

WHEREAS, The Town Council of the Town of St. John, Lake County, Indiana, did on the 9th day of July, 1990, pass and adopt a Zoning Ordinance for the Town; and

WHEREAS, The Plan Commission of the Town of St. John has reviewed the terms and provisions of the Town Zoning Ordinance, as amended from time to time, regarding the Planned Unit Development (P.U.D.) Zoning District Classification; and

WHEREAS, The Plan Commission of the Town of St. John has determined that the terms and provisions of the Town Zoning Ordinance, as amended from time to time, required modification and amendment in its terms regarding the Planned Unit Development (P.U.D.) Zoning District Classification; and

WHEREAS, The Plan Commission of the Town of St. John has held a Public Hearing on the 3rd day of August, 1994, pursuant to published notice as required by Law, to consider the advisability and necessity of amending the terms of the Town Zoning Ordinance, as amended from time to time, regarding the terms and provisions of the Planned Unit Development (P.U.D.) Zoning District Classification; and

WHEREAS, The Plan Commission of the Town of St. John has recommended that the Town Zoning Ordinance, as amended from time to time, be amended and modified in its terms regarding certain terms and provisions of the Planned Unit Development (P.U.D.) Zoning District Classification; and

WHEREAS, The Town Council of the Town of St. John has reviewed the recommendations of the Plan Commission regarding amendment of the terms of the Town Zoning Ordinance, as amended from time to time, regarding certain provisions of the Planned Unit Development (P.U.D.) Zoning District Classification, and has determined that it is the best interests for the health, safety, comfort, morals, convenience and general well-being of the residents of the Town that the Town Zoning Ordinance, as amended from time to time, be amended and modified in its terms regarding certain provisions of the Planned Unit Development (P.U.D.) Zoning District Classification.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA:

SECTION ONE: That the Town Zoning Ordinance, as amended from time to time, is hereby amended to add and provide as follows in Section B: Planned Unit Development (P.U.D.) of Title

XVII, entitled "SPECIAL REGULATIONS" as follows:

"TITLE XVII SPECIAL REGULATIONS
Section B: Planned Unit Development (P.U.D.)

ARTICLE 17: Responsibilities of Developer(s) and
Owners of Planned Unit Development (P.U.D.) Property

All Owners and Developers of Planned Unit Development (P.U.D.) property shall, at all times after approval of the P.U.D. Zoning District Classification as described herein, maintain, pay for, and be fully responsible for all private utilities and private roads. This shall mean, but not necessarily be limited to, private road upkeep, cleaning, repair, snow removal and general maintenance, private utilities upkeep, maintenance in all respects, including garbage pickup, recycling and the like, and storm drainage system maintenance. This Article shall further be construed to clarify and define that none of the aforementioned responsibilities shall be imposed upon the Town of St. John, and further, that these responsibilities shall be included within the Contract required to be executed and delivered as described in ARTICLE 15 of this Section B of TITLE XVII."


SECTION TWO: That all existing Ordinances, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

SECTION THREE: If any section, clause, provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION FOUR: That this Ordinance shall take effect, and be in full force and effect, from and after its passage by the Town Council of the Town of St. John.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA THIS 19th DAY OF Sept., 1994.

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, TOWN COUNCIL



Carl Brown, President




Kenneth D. Gembala, Member



Douglas E. Patterson, Member

ATTEST:



Judith L. Companik, Clerk-Treasurer