

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Hamilton Plan Commission will hold a public hearing as part of its meeting on Monday, October 24, 2022, at 7:00 p.m., in the Town offices located at 900 South Wayne Street, Hamilton, IN 46742. The purpose of the Public Hearing will be to consider a "Petition To Vacate From Plat Of Crystal Cove" filed by Hamilton Hills LLC regarding Lot #198 in the Plat of Crystal Cove. The Petition reads as follows:

BEFORE THE CIVIL TOWN OF HAMILTON PLAN COMMISSION

PETITION TO VACATE FROM PLAT OF CRYSTAL COVE

COMES NOW, the undersigned property owner and requests that the town of Hamilton Plan Commission vacate Lot#198 from plat of Crystal Cove, Hamilton Lake, Hamilton, Indiana.

1. Your Petitioner is Hamilton Hills LLC, owner of Lot #198 of the following described real estate in the Amended Plat of Crystal Cove:
See Attached Exhibit "A".
2. That Lot #198 is 120 times the size of any other lot in the Crystal Cove plat since it is 40 acres, with the next lot being less than one-third of an acre.
3. That the reason Lot#198 even exists was as a dumping ground for the removal of dirt from Crystal Bay and Crystal Cove that allowed for the expansion of Hamilton Lake.
4. That no other Lot of Crystal Bay or Crystal Cove has fill dirt let alone fill dirt measuring 40 or so feet.
5. That Lot #198 has its own access to Hamilton Lake and needs not go through Crystal Bay or Crystal Cove.
6. That Lot #198 cannot benefit from Crystal Bay or Crystal Cove and is the only lot not governed by City sewer or City water.
See attached Exhibit "B".
7. That Lot #198 is the only lot being 40 acres subject to a septic system and well and can readily sustain outbuildings without impinging on neighboring lots, since there are none.
See attached Exhibit "C".
8. That Lot #198 is not part of Crystal Bay or Crystal Cove and is isolated from them.
See attached Exhibit "D".
9. That in the past there was a Lot #198A as part of the Lot#198; however, Lot#198A was previously joined with Lot #163 with the Crystal Bay Crystal Cove HOA eager to do so with the intent of Lot#198 being vacated from the Crystal Cove Plat. To vacate Lot#198 from the Plat of Crystal Cove is an improvement not a hindrance to the plat and it should be vacated.
See attached Exhibit "E".

WHEREFORE, your Petitioner requests that the Plan Commission vacate Lot #198 from Crystal Bay and Crystal Cove and return it to its natural state of 40 acres more or less, and for all other just and proper relief in the premises.

A copy of the Petition and Exhibits referenced in the Petition, that is, A, B, C, D, and E are on file with and available for inspection at the Hamilton Town Offices located at the address shown above and any requests can be made to the Clerk-Treasurer's Office for review of the documents.

The public is invited to attend and participate in this public hearing. Any member of the public wishing to attend and participate in this public hearing remotely should contact Town Manager Brent Shull at 900 South Wayne Street, Hamilton, IN 46742, email: bshull@townofhamilton.org, phone number 260-488-3607, Ext: 1001 to arrange for such remote participation.

Date: 10/11/22

Hester Stouder
Hester Stouder, Clerk-Treasurer

Note to Publisher: This must be published one time, at least ten (10) days in advance of the October 24, 2022 hearing.