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#REZ-2025-0028
BILL NO. Z-25-05-10

ZONING MAP ORDINANCE NO. Z-28-25
AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R03 (Sec. 8 of Adams Township)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a C3/General Commercial District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

LEGAL DESCRIPTION

DOCUMENT NUMBER 2012072096:
LOTS NUMBER 44 AND 45 IN EASTWOOD ADDITION TO THE CITY OF FORT WAYNE, AS RECORDED IN PLAT RECORD 5, PAGE 48, EXCEPT THE NORTH 10 FEET FOR THE WIDENING OF NEW HAVEN AVENUE, AS RECORDED IN MISCELLANEOUS RECORD 89, PAGE 263, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.

and the symbols of the City of Fort Wayne Zoning Map No. R03 (Sec. 8 of Adams Township), as established by Section 157.082 of Title XV of the Code of the City of Fort Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's recommendation for the adoption of the rezoning, or if a written commitment is modified and approved by the Common Council as part of the zone map amendment, that written commitment is hereby approved and is hereby incorporated by reference.

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SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.


Council Member

APPROVED AS TO FORM AND LEGALITY:


Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2025-0028
Bill Number: Z-25-05-10
Council District: 6 – Rohli Booker

Introduction Date: May 27, 2025

Plan Commission
Public Hearing Date: June 9, 2025 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the
Plan Commission

Synopsis of Ordinance: To rezone 0.25 acres from C2/Limited Commercial to C3/General
Commercial

Location: 3714 New Haven Avenue (Section 8 of Adams Township)

Reason for Request: To expand existing automobile use

Applicant: Wayne Richardson

Property Owner: Daniel Hiliare

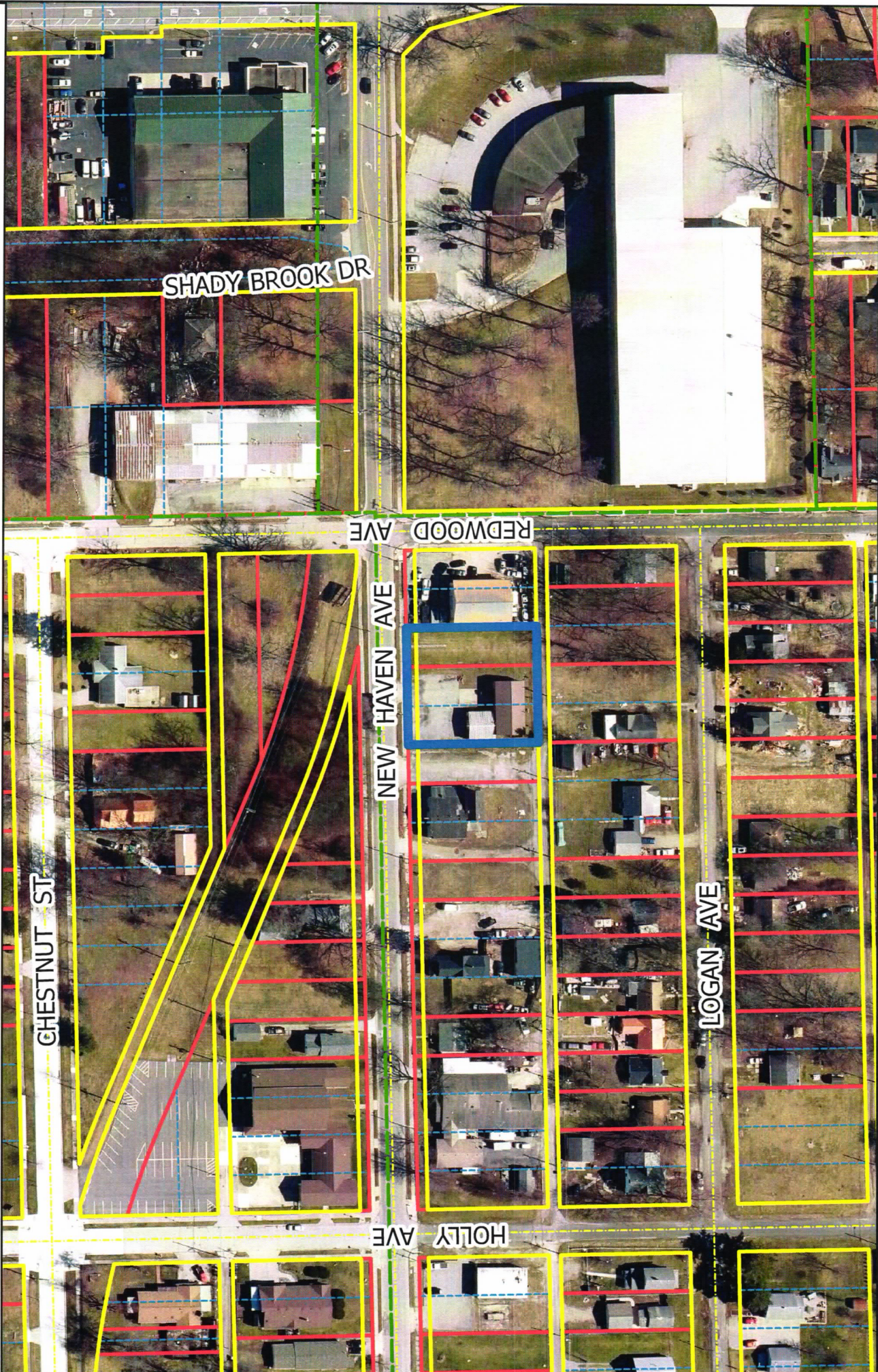
Related Petitions: Primary Development Plan – Raymond’s Garage

Effect of Passage: Property will be rezoned to the C3/General Commercial zoning district,
which would permit expansion of existing automobile use.

Effect of Non-Passage: Property will remain zoned C2/Limited Commercial, which would not
permit expansion of existing automobile use. The site may continue with
existing or non-conforming uses, and may be redeveloped with areas
for moderate intensity business, community, office, personal service,
and similar uses.

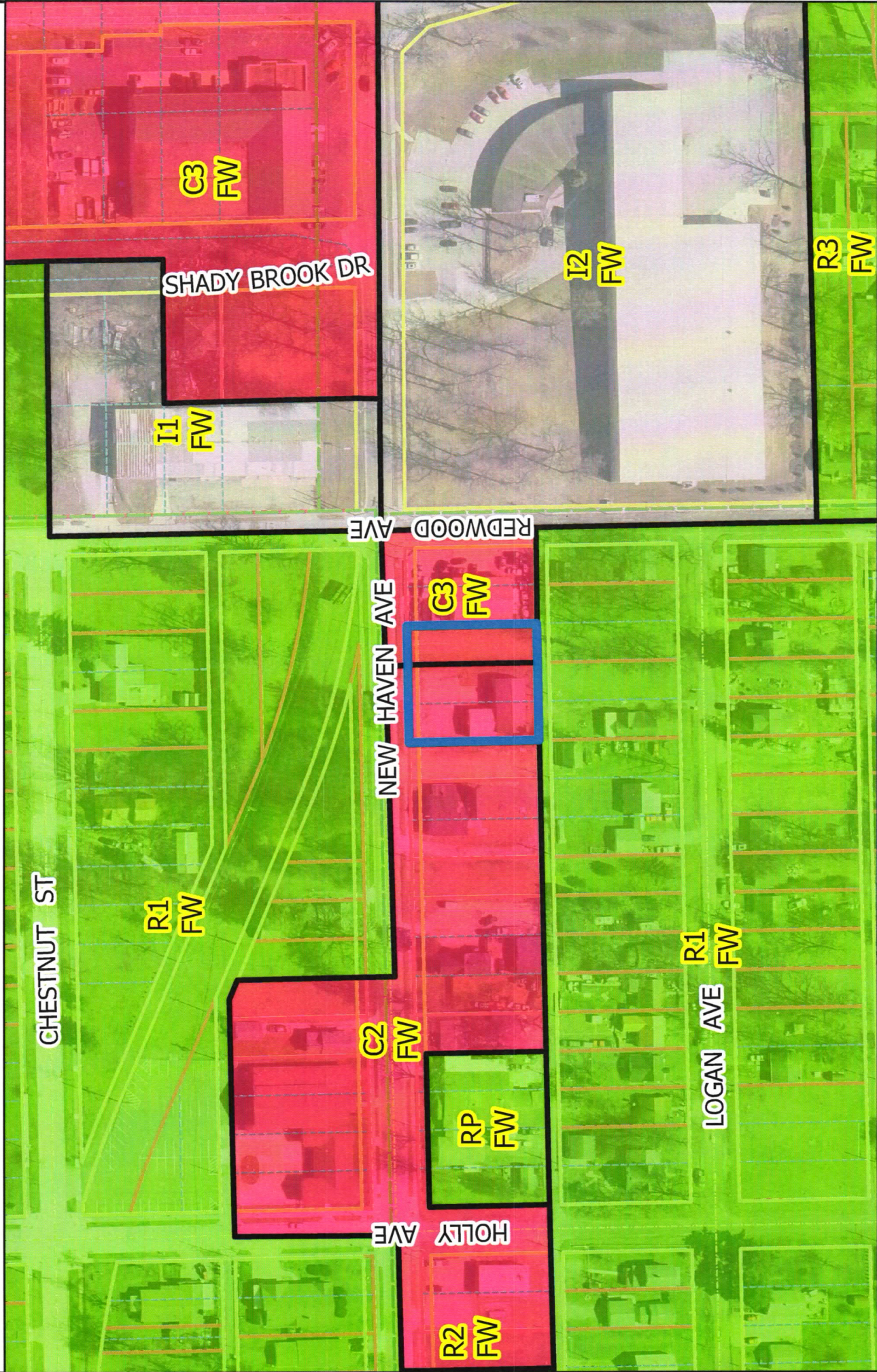


Rezoning Petition REZ-2025-0028 and Primary Development Plan PDP-2025-0022 - Raymond's Garage



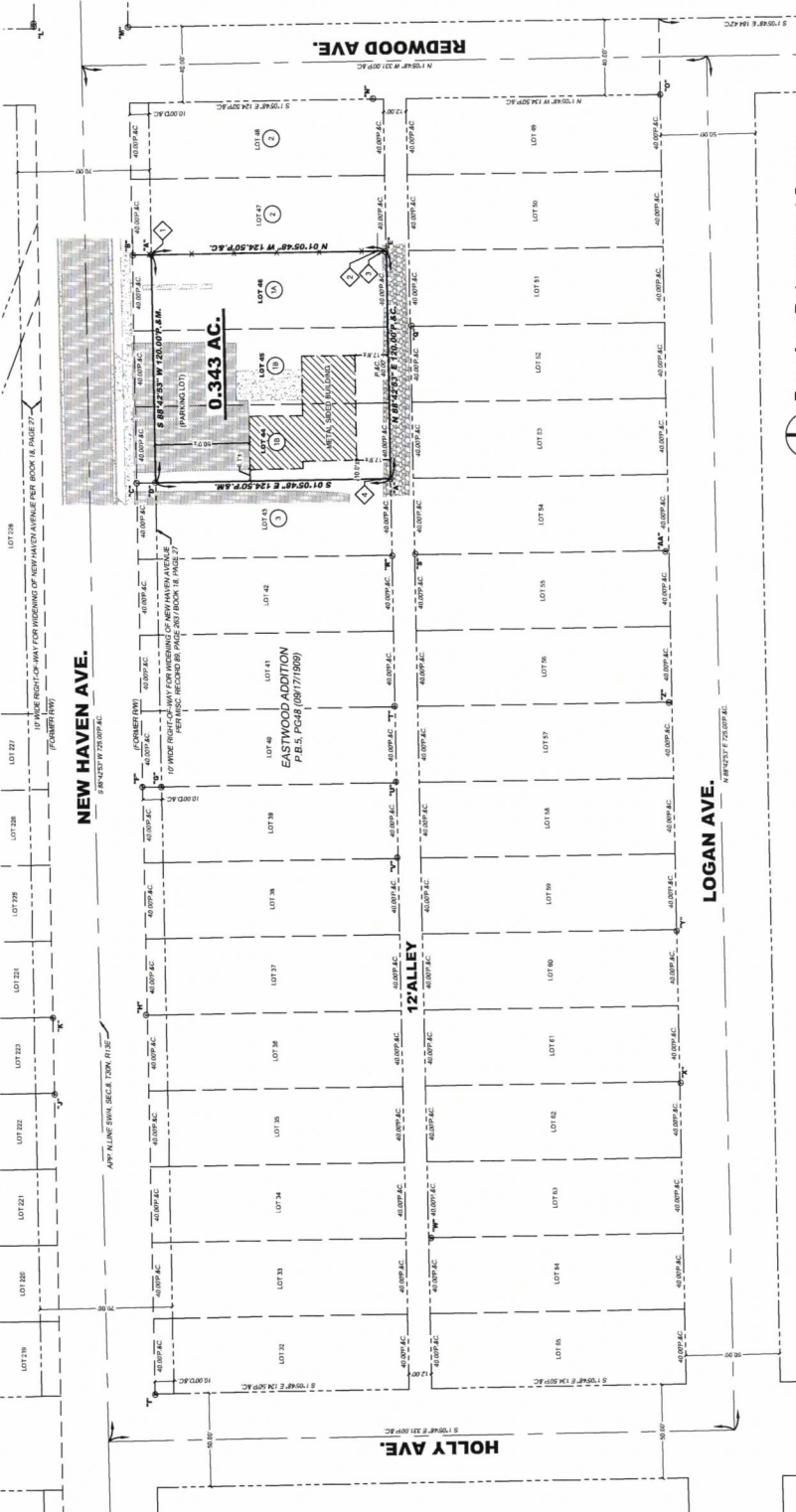
Although street accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009





Although strict accuracy standards have been employed in the compilation of this map, the user should not rely on the information contained herein and disclaims any and all liability resulting from any error or omission in this map.
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 North American Datum 1983
 State Plane Coordinate System, Indiana East
 Photos and Contours: Spring, 2009
 Date: 5/20/2025





Department of Planning Services

Application for Waiver of Required Design Standards

Project Name 3714 New Haven Ave
Project Address 3714 New Haven Ave
Applicant Wayne Richardson
Address 811 Lawrence Drive
City Fort Wayne State IN Zip 46804
Telephone 260-459-9393 Fax _____ E-mail wrichardson@bertschfrank.com

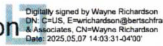
Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) _____
Front Yard setback reduced from 35' to 30'; Rear yard setback reduced from 40' to 15'
Landscape buffer on south Alley to 10' and utilize solid fence in lieu of 50% large shrubs
Waive landscape buffer for parking lot along ROW.

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? _____
Waivers will continue the established yards from this stretch along New Haven Avenue:
10' front yard, 0' rear yard setbacks found along this block
No landscape buffers found along this block

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? Residential zoned properties across New Haven Avenue and the alley will have no new impacts as existing parking lots encroach into the right of way, there are no landscape buffers, and buildings along the block are even closer to the property lines.
The solid fence and evergreens will provide more screening than the 50% large shrub buffer.

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? Failure to grant rear yard setback waiver will not allow a building addition on the east side of the existing building at 3714, as it is almost fully in the setback.
The front yard reduction is for a small front yard encroachment for construction tolerances.
The proposed parking is further from the street and walk than the existing parking on either side of it
Without the building setback waivers and parking lot waive, the site may not be a fit for development.

 Wayne Richardson
Signature of Applicant Printed Name Date 5/7/2025

Department of Planning Services Rezoning Petition Application

Applicant
 Applicant Wayne Richardson
 Address 811 Lawrence Drive
 City Fort Wayne State IN Zip 46804
 Telephone 260-459-9393 ext102 E-mail wrichardson@bertschfrank.com

Property Ownership
 Property Owner Daniel L Hilaire
 Address 3732 New Haven Avenue
 City Fort Wayne State IN Zip 46803
 Telephone _____ E-mail hilaire46@yahoo.com

Contact Person
 Contact Person Wayne Richardson
 Address 811 Lawrence Drive
 City Fort Wayne State IN Zip 46804
 Telephone 260-459-9393 ext 102 E-mail wrichardson@bertschfrank.com

All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 3714 New Haven Ave Township and Section Adams; Sec 8
 Present Zoning C2 Proposed Zoning C3 Acreage to be rezoned 0.229
 Purpose of rezoning (attach additional page if necessary) Existing C2 zoned building and Building Addition will be used for automobile detailing & storage of vehicles that will be prepped for sale. This is not an approved use for C2.
 Sewer provider FWCU Water provider FWCU

Filing Checklist
Applications will not be accepted unless the following filing requirements are submitted with this application.
 Filing fee \$1000.00
 Surveys showing area to be rezoned
 Legal Description of parcel to be rezoned
 Rezoning Criteria (please complete attached document)

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Fort Wayne and Allen County Plan Commissions as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that

Wayne Richardson Wayne Richardson 5/5/2025
 (printed name of applicant) (signature of applicant) (date)
Daniel I. Hilaire [Signature] 5/5/2025
 (printed name of property owner) (signature of property owner) (date)



Received <u>5/6/25</u>	Receipt No. <u>147488</u>	Hearing Date <u>6/9/25</u>	Petition No. <u>REZ-2025-0028</u>
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Department of Planning Services • 200 East Berry Suite 150 • Fort Wayne, Indiana • 46802
 Phone (260) 449-7607 • Fax (260) 449-7682 • www.allencounty.us • www.cityoffortwayne.org



Department of Planning Services Rezoning Questionnaire

When making recommendations on rezoning requests, the Plan Commission shall pay reasonable regard to the following items. Please describe how this petition satisfies the following:

- (1) The Comprehensive Plan;

The Comprehensive plan in this area shows Production Center and Community Commercial encroaching west down New Haven Avenue. This area is already zoned C2 and C3.

- (2) Current conditions and the character of current structures and uses in the district;

The transition from C2 to C3 zoning will allow these parcels to expand operations and function as 1 entity. The C2 zoning continues west down New Haven Avenue. And the C3 is already the adjacent zoning to the east.

- (3) The most desirable use for which the land in the district is adapted;

The most desirable use for a vacant lot between 2 commercial properties is commercial. The rezoning will allow the owner to build their addition and combine the tax parcels into 1 parcel.

- (4) The conservation of property values throughout the jurisdiction;

The rezoning of this property (and combining) will allow a commercial building addition on a vacant lot. Development of vacant lots will increase property values.

- (5) Responsible development and growth.

The rezoning (and combination) of lots will allow the in-fill of a vacant parcel with a building addition.

COMPLETE FILING TO INCLUDE:

- Filing Fee
- Complete application signed by property owner*
- Legal description (in Word document format)*
- Boundary/Utility Survey*
- Rezoning Criteria *
- Written Commitment (if applicable)*

**All documents may be digital*



FACT SHEET

Case #REZ-2025-0028 Bill # Z-25-05-10 Project Start: May 2025

PROPOSAL: Rezoning Petition REZ-2025-0028
APPLICANT: Wayne Richardson
REQUEST: To rezone 0.25 acres from C2/Limited Commercial to C3/General Commercial
LOCATION: 3714 New Haven Avenue (Section 8 of Adams Township)
LAND AREA: 0.25 acres
PRESENT ZONING: C2/Limited Commercial
PROPOSED ZONING: C3/General Commercial
COUNCIL DISTRICT: 6 – Rohli Booker
SPONSOR: Fort Wayne Plan Commission

July 14, 2025 Public Hearing

- No one spoke in support or with concerns.
- Dr. Scott Myers was absent.

July 21, 2025 Business Meeting
Plan Commission Recommendation: DO PASS
A motion was made by Paul Sauerteig and seconded by Rick Briley, to return the ordinance with a Do Pass recommendation, to Common Council for their final decision.
8-0 MOTION PASSED

- Dr. Scott Myers was absent.

Fact Sheet Prepared by:
Karen Couture, Associate Land Use Planner
July 22, 2025

PROJECT SUMMARY

DISCUSSION

The project site is located on the south side of New Haven Avenue, just west of its intersection with Redwood Avenue and is currently zoned C2/Limited Commercial and is located in Eastwood Subdivision which was platted in 1909. Eastwood Subdivision is part of the Harvester Community Assn, which is currently active according to the May 12, 2025 Fort Wayne Neighborhood Registry. The Board of Zoning Appeals history shows a Development Standards Variance granted in 1999 for a rear yard setback from 25 feet to 14.5 feet for a building addition. There are residential subdivisions located in R1/Single Family Residential zoning districts, adjacent to the north and south. Adjacent to the west, zoned C2/Limited Commercial, is a vacant parcel and to the east, zoned C3/General Commercial, is an auto repair shop.

The property owner is requesting to rezone this site from C2/Limited Commercial and C3/General Commercial to C3/General Commercial to allow for an expansion of the existing automobile shop, Raymond's Garage, located directly to the east. Raymond's Garage has been in business since 1980 and is an established part of the neighborhood. It is located in the C3/General Commercial zoning district which allows for an auto repair shop. Once the proposed project site is rezoned, the property owner could expand and continue this use. The property owner is also proposing a building addition to the current structure, to allow more space for this business. The applicant also owns Lots 47 and 48, where the existing business is located.

The proposed development includes a 3,456 square foot addition to the existing building. The property owner intends to use the new building to store vehicles in various stages of repair, eliminating the need for outdoor storage. The proposed plan also includes an additional +/- 1,600 square feet of paved parking on the north side of the building and a six-foot chain link fence along the right-of-way, which would connect to the existing fence on the east. Along the rear of the property, a six-foot privacy fence is proposed, connecting with the existing fence on the east and continuing all the way to the west property line and then to the building. The Plan Commission approved the following waivers:

- a) Front yard building setback from 35' to 30'
- b) Rear yard building setback from 40' to 15'
- c) Side yard building setback from 25' to 5'
- d) Front yard paved parking setback from 5' to 0'
- e) Front yard fence setback from 35' to 0'
- f) Rear yard landscape buffer from 20' to 10' and eliminate tree requirement

COMPREHENSIVE PLAN REVIEW

Future Growth and Development Map, Goals, and Strategies

- The project site is located within the Priority Investment Area.
- **Land Use Goal 1.1** - Explore new zoning classifications, updated development regulations, and other tools to encourage compatible infill development and redevelopment
- **Land Use Goal 1.4** - Focus development and redevelopment initiatives and incentives in the Priority Investment Area to address market gaps and build momentum among private sector property owners and developers.

Generalized Future Land Use Map

- The project site is located within "Traditional Neighborhood" land use category. Some secondary land uses encouraged in this area are low-intensity, neighborhood-scale retail. It is adjacent to the Production Center land use category, which encourages more of a high-intensity business, service, and retail use.

Compatibility Matrix – Commercial developments like the Raymond’s Garage are potentially compatible within this land use category.

Other Applicable Plans: None

PUBLIC HEARING SUMMARY:

Presenter: Wayne Richardson, representing the property owner, presented the request as outlined above.

Public Comments: None

FORT WAYNE PLAN COMMISSION Findings of Fact • July 2025

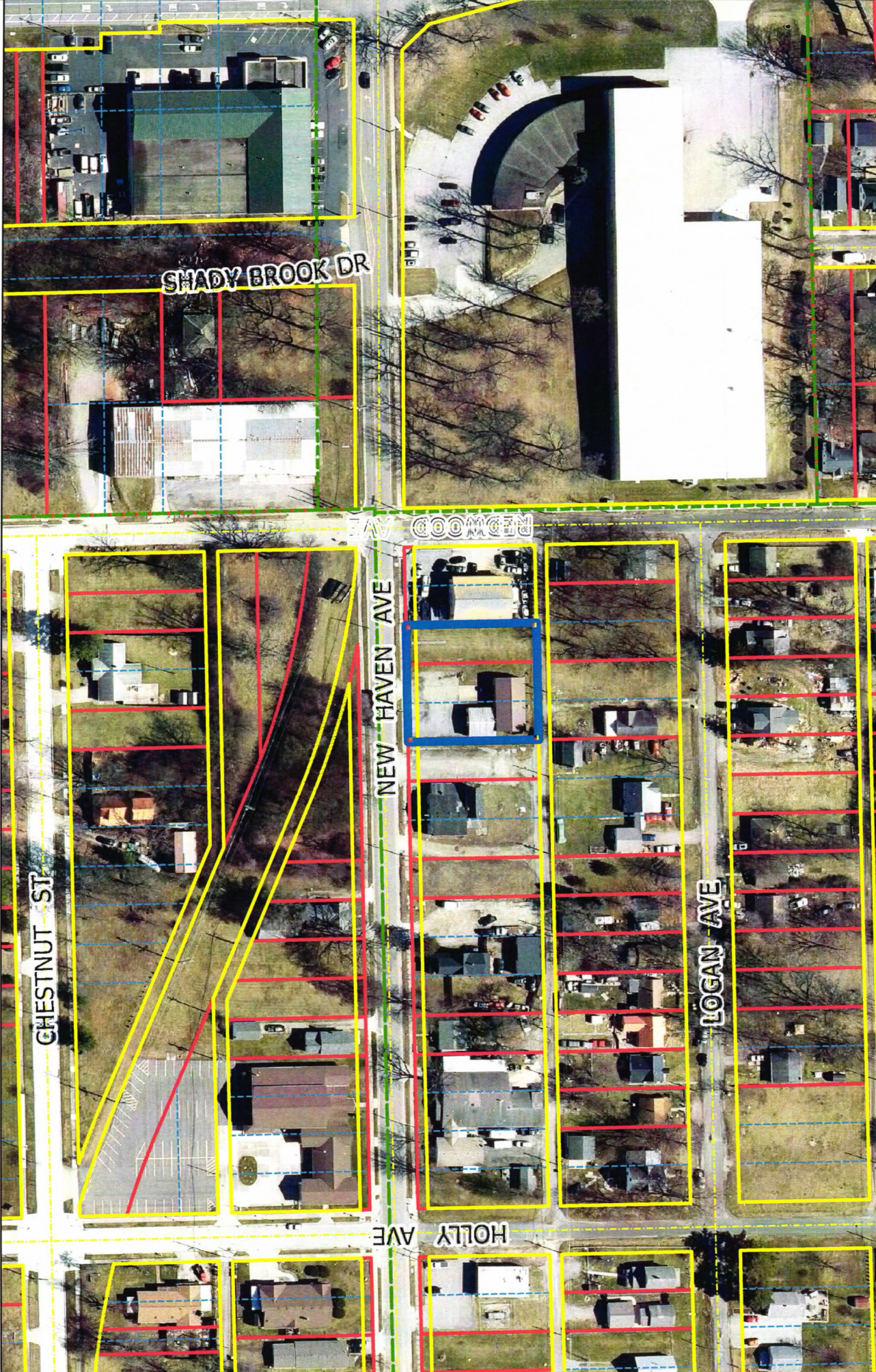
PROPOSAL: Rezoning Petition REZ-2025-0028
APPLICANT: Wayne Richardson
REQUEST: To rezone parcels from C2/Limited Commercial and C3/General Commercial to C3/General Commercial
LOCATION: 3714 New Haven Avenue, 100 feet west of its intersection with Redwood Avenue (Section 8 of Adams Township)
LAND AREA: 0.229 acres
PRESENT ZONING: C2/Limited Commercial and C3/General Commercial
PROPOSED ZONING: C3/General Commercial

The Plan Commission recommends that Rezoning Petition REZ-2025-0028 be returned to Council, with a "Do Pass" recommendation after considering the following:

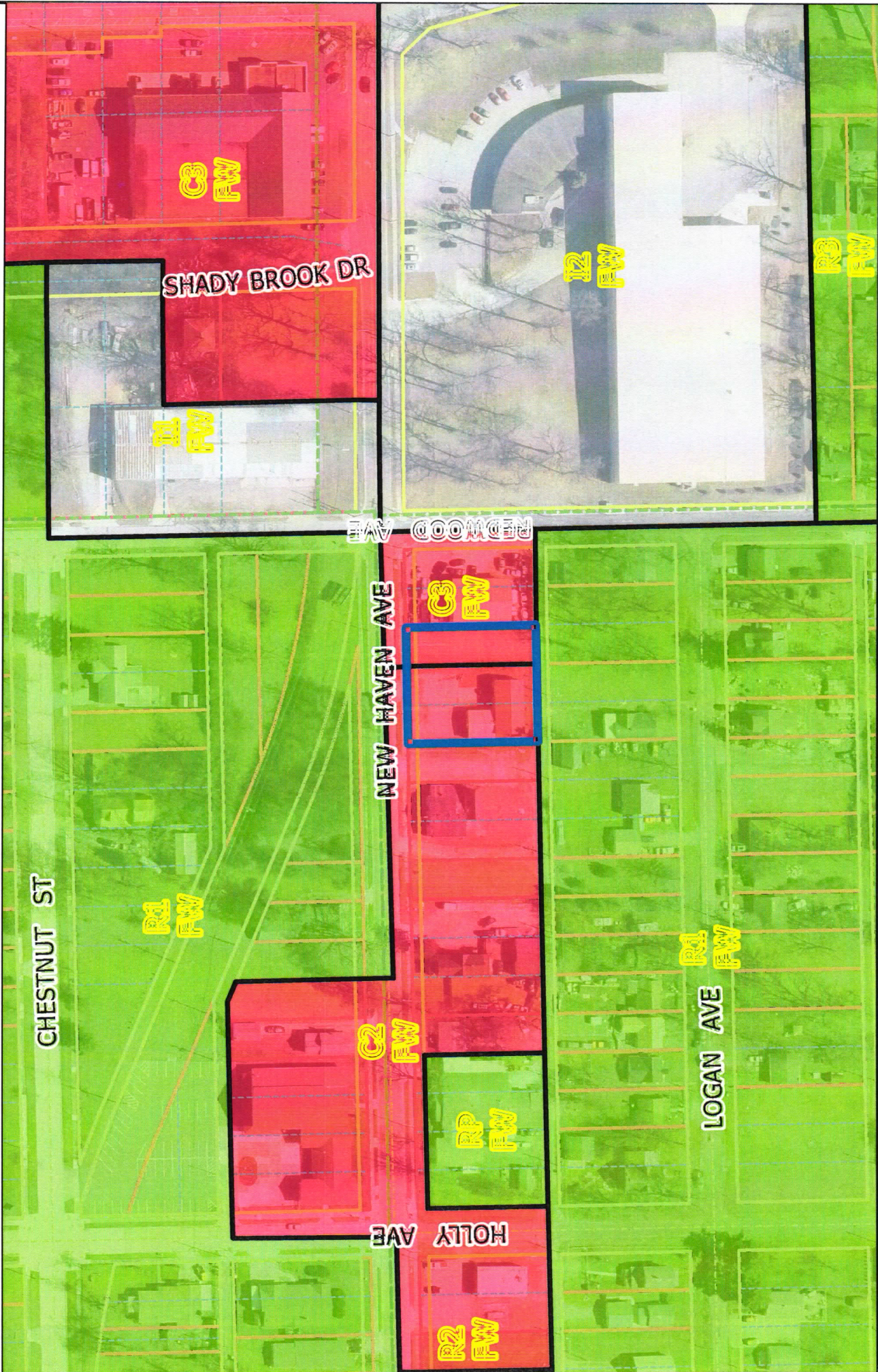
1. Approval of the rezoning request will be in substantial compliance with the City of Fort Wayne Comprehensive Plan, and should not establish an undesirable precedent in the area. The C3/General Commercial zoning will provide the opportunity to redevelop and invest in the site. The project site is located within the Priority Investment Area. The area to be rezoned is a vacant lot, and will allow for the expansion of an existing commercial business. The Comprehensive Plan in this area shows Production Center and Community Commercial Future Land Uses adjacent to the east.
2. Approval of the request will not have an adverse impact on the current conditions in the area, or the character of current structures and uses in the area. The property is adjacent to commercial zoning to the east and west. The applicant intends to expand the existing building, to allow for the storage of vehicles in various stages of repair, eliminating the need for outdoor storage.
3. Approval is consistent with the preservation of property values in the area. This proposal will allow reinvestment into the area and is adjacent to developed commercial property. The new zoning gives the property owner flexibility to invest in the property commercially.
4. Approval is consistent with responsible development and growth principles based on existing uses and infrastructure in the area. This portion of New Haven Avenue is adjacent to commercial development to the east and west. The rezoning to C3/General Commercial zoning district will allow a commercial building addition on a vacant lot, which will increase property values. The area is already served by infrastructure.

These findings approved by the Fort Wayne Plan Commission on July 21, 2025.


Benjamin J. Roussel
Executive Director
Secretary to the Commission



as shown in this assessment of this area.
 A User Certificate does not represent an assessment
 a guarantee of the information contained herein
 and shall not be used for any other purpose.
 The information contained in this assessment
 is for informational purposes only.
 North American Planning, Inc.
 100 North Main Street, Suite 100
 Westborough, MA 01581
 Phone: 508-853-1000



as shown in the official map of this city.
 A User Certificate of Accuracy and Statement of Accuracy
 is available for this information on the website of the
 City of Northampton and all other participating
 municipalities. For more information, please contact the
 City of Northampton, Planning and Zoning Department,
 100 North Main Street, Northampton, MA 01060.
 Date of Issue: 01/15/2010
 Date of Revision: 01/15/2010



Daniel L. Hilaire
 3714 New Haven Ave.
 Fort Wayne, IN 46803

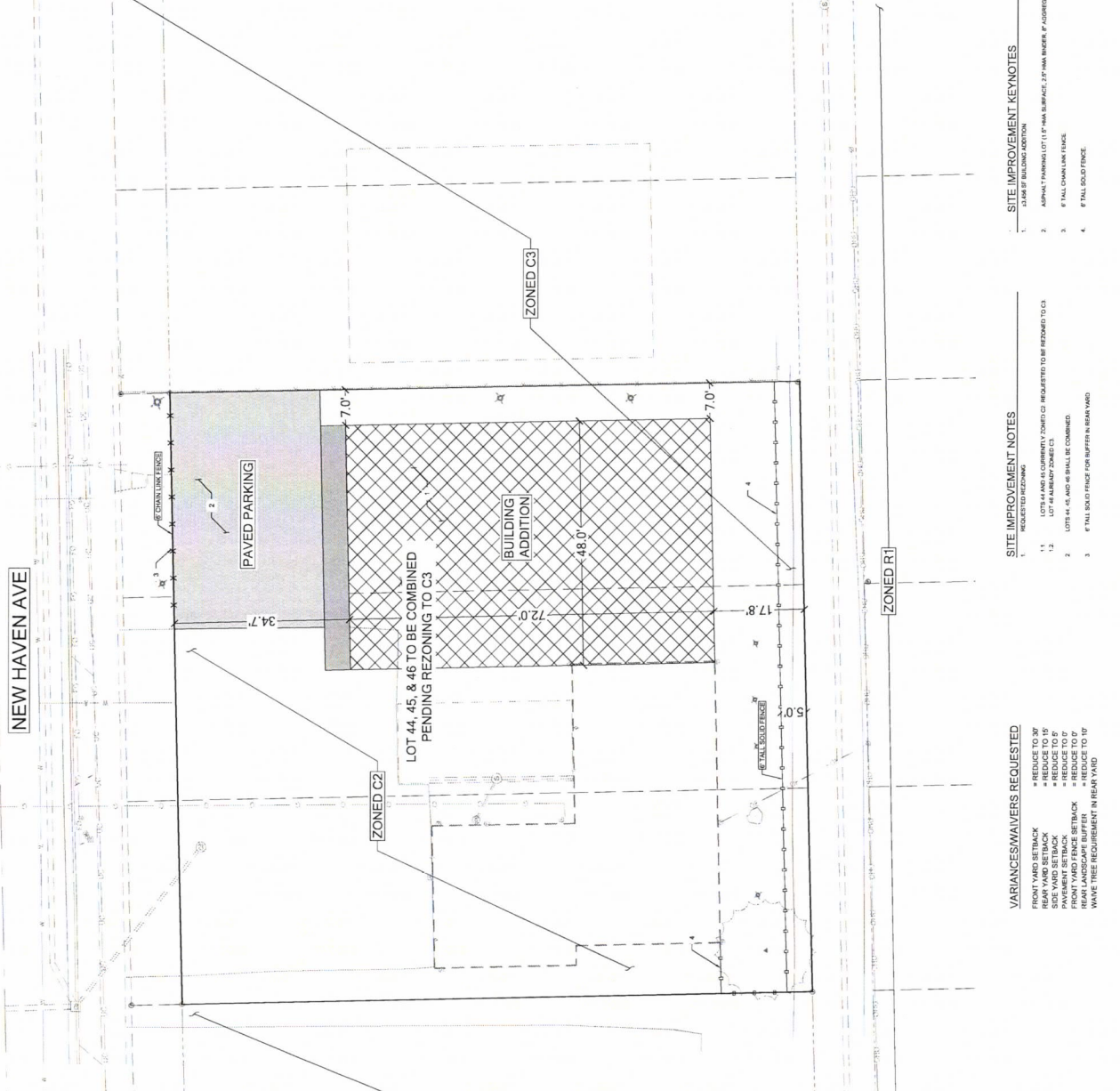
REVISIONS	
NO.	DATE / DESCRIPTION

CAD FILE: 21106_01.dwg
 DRAWN BY: JAL
 DATE: 07/26/2021
 PROJECT NO.: 21106.01



DEVELOPMENT PLAN

C1.0



- SITE IMPROVEMENT KEYNOTES**
1. 12" x 18" ASPHALT PAVING
 2. ASPHALT FINISHING LOT (1" FINISH SURFACE, 2" FINISH UNDER, 4" CORRESPONDING BASE)
 3. 6" FAL CHAIN LINK FENCE
 4. 6" FAL SOLID FENCE
- SITE IMPROVEMENT NOTES**
1. REDUCE TO 15'
 2. LOT 44 AND 45 COMBINED ZONED C3 REQUIRED TO BE REZONED TO C3
 3. LOT 46 REZONED TO C3
 4. LOTS 44-45 AND 46 SHALL BE COMBINED
 5. 6" FAL SOLID FENCE FOR BUFFER IN REAR YARD
- VARIANCE/WAIVERS REQUESTED**
- FRONT YARD SETBACK = REDUCE TO 30'
 - REAR YARD SETBACK = REDUCE TO 15'
 - SIDE YARD SETBACK = REDUCE TO 5'
 - FRONT YARD FENCE SETBACK = REDUCE TO 7'
 - REAR LANDSCAPE BUFFER = REDUCE TO 10'
 - MINUTE TREE REQUIREMENT IN REAR YARD
- SITE LEGEND**
- CONCRETE MATERIAL (EXISTING)
 - PAVING MATERIAL (EXISTING)
 - GRASS (EXISTING)
 - PAVING MATERIAL (PROPOSED)
 - GRASS (PROPOSED)
 - CONCRETE MATERIAL (PROPOSED)
 - PAVING MATERIAL (PROPOSED)
 - GRASS (PROPOSED)
 - WALKING OPEN-WEAVE CANOPY (PROPOSED)
 - WALKING OPEN-WEAVE CANOPY (PROPOSED)

Department of Planning Services

Application for Waiver of Required Design Standards

Project Name 3714 New Haven Ave
Project Address 3714 New Haven Ave
Applicant Wayne Richardson
Address 811 Lawrence Drive
City Fort Wayne State IN Zip 46804
Telephone 260-459-9393 Fax _____ E-mail wrichardson@bertschfrank.com
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) Front Yard setback reduced from 35' to 30';
Rear yard setback reduced from 40' to 15';
Side Yard reduced from 25' to 5'

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? _____
Waivers will continue the established yards from this stretch along New Haven Avenue:
10' front yard, 5' side, and 0' rear yard setbacks found along this block

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? Residential zoned properties across New Haven Avenue and the alley will have no new impacts. Building addition matches existing building location in regards to rear yard. Building addition is setback from ROW further than other commercial properties along roadway. Side yard is not adjacent to residential properties.

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? Failure to grant rear yard setback waiver will not allow a building addition on the east side of the existing building at 3714, as it is almost fully in the setback. The front yard reduction is for a small front yard encroachment for construction tolerances. The Side Yard reduction is to make the lots in general buildable and matches the existing commercial zoned properties along the block.

Signature of Applicant _____ Printed Name Wayne Richardson Date 6/9/2025

Department of Planning Services

Application for Waiver of Required Design Standards

Project Name 3714 New Haven Ave
Project Address
3714 New Haven Ave
Applicant Wayne Richardson
Address 811 Lawrence Drive
City Fort Wayne State IN
Zip 46804 Telephone 260-459-9393 Fax _____
E-mail wrichardson@bertschfrank.com

Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction

Description of Requested Waiver(s) Waive 5' setback for paved parking adjacent to property lines
Landscape buffer on south Alley reduced from 20' to 10' (Rear)
Waiver of tree requirement in rear buffer due to reduction from 20' to 10'.
Reduce Front yard fence setback for chain link fence to 0'.

How will granting the waiver request(s) be in conformance with the purposes and intent of the ordinance and with the objectives and policies of the comprehensive plan? _____
No existing landscape buffers found along this block.
Pavement in many areas all the way to the surrounding hardscape (sidewalk)
Fencing on adjacent parcel entire front yard.

Will granting the waiver request(s) result in a significant impact on contiguous residential properties? _____
No new impacts as existing parking lots encroach into the right of way, there are no landscape buffers found along the block. The fencing in the front yard would be similar to the adjacent parcels.

How will failure to grant the waiver request(s) result in practical difficulties in the use of the property for the proposed development? Not allowing pavement to property line will eliminate possible interconnection of the 2 separate tax parcels, and reduce the maneuverability on the site of the proposed addition. Required landscaping along alley would decrease the safety by causing reduced sight. Fence waiver would make parcel similar to adjacent parcel.

Wayne Richardson 
Digitally signed by Wayne Richardson
DN: cn=Wayne Richardson, o=Bertsch-Frank, ou=City of Fort Wayne, email=wrichardson@bertschfrank.com, c=IN

Signature of Applicant

Wayne Richardson

Printed Name

6/26/2025

Date

BILL NO. Z-25-05-10

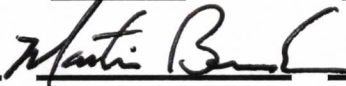


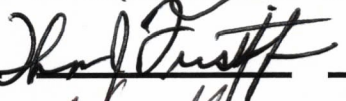

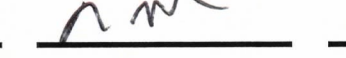
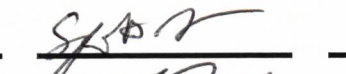

**REPORT OF COMMITTEE ON REGULATIONS
August 05, 2025**

**Thomas Freistroffer Chair
Michelle Chambers Co-Chair
All Council Members**

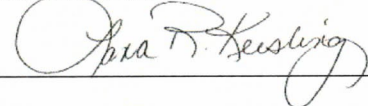
An Ordinance amending the City of Fort Wayne Zoning Map No. R03 (Sec. 8 of Adams Township)

To rezone 0.25 acres from C2/Limited Commercial to C3/General Commercial at 3714 New Haven Avenue

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
BENDER			
BOOKER			
CHAMBERS			
ENSLEY			
FREISTROFFER			
HARTMAN			
JEHL			
MYERS			
PADDOCK			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: N/A

Read the first time in full and on motion by Councilperson Freistroffer.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Freistroffer, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
BENDER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BOOKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HARTMAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MYERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DATED: August 12, 2025

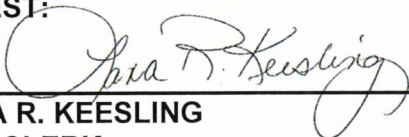


 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as

Zoning Ordinance No. Z-25-05-10 on the 12th day of August, 2025

ATTEST:



 LANA R. KEESLING
 CITY CLERK



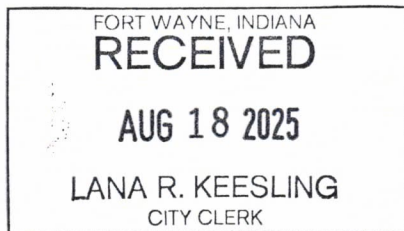
 PRESIDING OFFICER

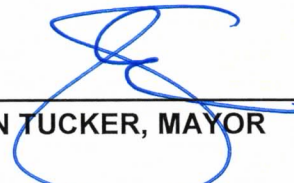
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th of August 2025, at the hour of 10:55 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 18th day of August 2025, at the hour of 10:50 o'clock A.M. E.S.T.





 SHARON TUCKER, MAYOR