

NOTICES OF PUBLIC HEARING

6. All Notices of Public Hearing sent by "Certificate of Mailing" and addressed to the surrounding property owners of record shall contain only the 'Notice of Public Hearing' with attached legal description or general location, and/or map identifying the property affected by the proceedings, ~~and Citizen's Conduct Manual (supplied by the Planning Department)~~ detailing the Plan Commission meeting time and date and shall not include any additional advertisement in regards to other neighborhood meetings being proposed by the owners, developers, applicants or their representatives.
7. Said notice shall be addressed to said owners at their last and usual place of residence. The owners and their mailing addresses shall be identified and provided by the Hamilton County Auditor's Office Division of Transfer Mapping that said list is from the authentic tax records of said County. In the event any such owner shall be a corporation, the giving of such notice either at the address shown on the books of the Auditor's Office or to the resident agent of such corporation shall be sufficient.
8. Notice addressed to any one of two or more partners, to any one of two or more joint tenants, tenants in common, or tenants by the entireties shall be sufficient.
9. All applicants shall furnish the Commission with a list of the names and addresses of all such owners to whom such notice has been given, the "Certificate of Mailing" receipts, a copy of the notice which was sent to the surrounding property owners, and a signed affidavit that notice was sent to the surrounding property owners as identified and provided by the Hamilton County Auditor's Division of Transfer Mapping to all owners of real estate within, contiguous to, or directly across the street from such area proposed to be affected by the proceedings.
10. For the purposes of the rules, the term "legal owners" and "owners" shall be defined as being such person or persons in whose name is vested the legal title of real estate as may be shown by the records of Hamilton County, Indiana, and their heirs, executors, administrators, trustees, successors and assigns as may be shown by affidavit, deed and other instruments of conveyance.
11. Such term, "legal owner" and "owner" shall not be interpreted as having reference to contract purchasers, lessees, tenants, and other similar classes of persons.
12. A standard sign furnished by the Planning Department may be installed by the Planning Department Staff on the subject property for public hearing 10-14 days prior to the date of the public hearing provided any unforeseen circumstances such as weather related matter; (ground frozen or drought), or other property related circumstances.