

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**24-W-SUBD-8 PRIMARY PLAT APPROVAL**

**APRIL 17, 2024**

Kent and Cheryl Hoffman

**AGENDA ITEM: 2**

“Neely Place”, Keiser Road, 700’ west of 200 West

**SUMMARY OF PROPOSAL**

			<u>Code Minimum</u>	<u>Proposed Minimum</u>
Current Zoning:	AG, Agricultural			
Area of plat:	4.08 acres	Lot size:	1.837 acre	4.04 acres
Number of lots:	1 lot	Lot width:	225’	470’±
Dedicated ROW:	0.04 acre	Lot frontage:	50’	54.92’

The petitioner, owner of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named “Neely Place.” The proposed plat is located on the north side of Keiser Road, about 700’ west of 200 West in Section 32 of Columbia Township. The property is currently unimproved.

The purpose of the proposed plat is to create new a building site. Platting is required due to the number of previous splits since 1979. This is the first platted lot from the 2018 parcel, so no rezoning is required.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table.

**UTILITY AND REVIEW COMMENTS**

*Comment letters received (as of date of staff report)*

Electric	X	Health	X	Cable TV		Parcel Cmte.	X
Gas		Co. Engineer	X	Sanitary Sewer	NA		
Telephone		SWCD	X	Water	NA		

The Soil & Water Conservation District provided comments on the soils and advisable construction practices. He stated that basements may not be advisable due to a high water table. Also provided were routine comments regarding erosion control and guidelines to be provided to the applicant.

The County Engineer stated there were no apparent restrictions on driveway location and provided notes on the requirements for driveway permitting and construction.

The Health Department noted that soil testing has already been completed for the property.

A 30’ wide right-of-way for the county road would be dedicated. 10’ drainage and/or utility easements are shown on the perimeter of the lot.

No covenants and restrictions were submitted as of the time of writing. This is not unusual for one- or two-lot plats.

**WAIVER REQUESTS**

There are no waiver requests.

**REVIEW CRITERIA**

Subdivision primary plats are reviewed for compliance with the standards of Subdivision Control Ordinance and the Zoning Code. Staff finds that the proposed primary plat appears consistent with the standards, with the following condition(s):

1. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 4/10/2024

**PLAN COMMISSION RECORD OF ACTION**

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second by: \_\_\_\_\_

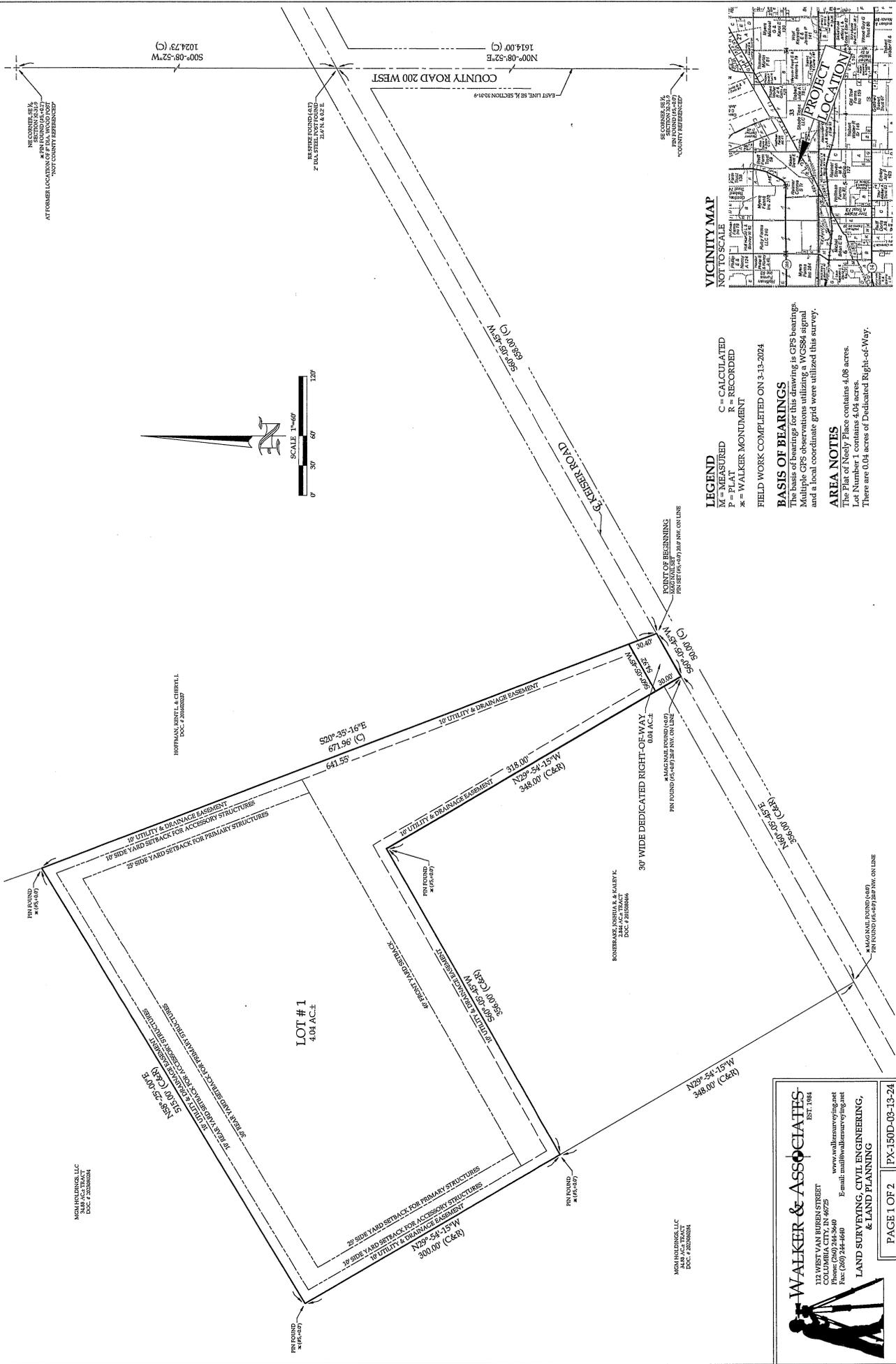
- Approve \_\_\_\_\_
- Approve w/conditions \_\_\_\_\_
- Deny \_\_\_\_\_

<b>Vote:</b>	<b>Baker</b>	<b>Banks</b>	<b>Drew</b>	<b>Emerick</b>	<b>Green</b>	<b>Hodges</b>	<b>Johnson</b>	<b>Kurtz-Seslar</b>	<b>Wolf</b>
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									



# NEELY PLACE (PRELIMINARY)

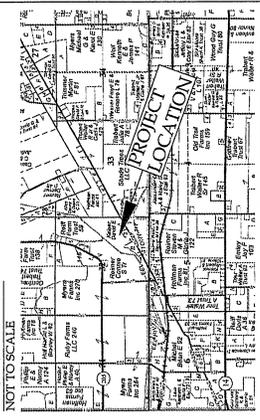
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA



NE CORNER SE 1/4 SECTION 32.19 20' PIN FOUND AT FORMER LOCATION OF F. D. A. WOOD POST \*NOT COUNTY REFERENCED\*



### VICINITY MAP



NOT TO SCALE  
**LEGEND**  
 M = MEASURED  
 C = CALCULATED  
 P = PLAT MONUMENT  
 \* = WALKER MONUMENT  
 FIELD WORK COMPLETED ON 3-13-2024

**BASIS OF BEARINGS**  
 The basis of bearings for this drawing is GPS bearings. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

**AREA NOTES**  
 The Plat of Neely Place contains 4.08 acres. Lot Number 1 contains 4.04 acres. There are 0.04 acres of Dedicated Right-of-Way.

WALKER ASSOCIATES, LLC  
 243 S ALI TRACT  
 DEC. 7 2020/2004

HORTON, WIRTH & STEWART  
 DEC. 7 2010/2007

LOT # 1  
 4.04 AC±

BONBRANCE, KORTHA & SALEY K.  
 DEC. 7 2010/2004

WALKER ASSOCIATES, LLC  
 243 S ALI TRACT  
 DEC. 7 2020/2004



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**LAND SURVEYING, CIVIL ENGINEERING,  
 & LAND PLANNING**