

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

22-W-SUBD-14 PRIMARY PLAT APPROVAL

James & Meredith Bishop

Bishop Ridge Addition, southeast corner of SR 109 and Morsches Road

DECEMBER 21, 2022

AGENDA ITEM: 2

**SUMMARY OF PROPOSAL**

Current Zoning:	RR, Rural Residential		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	54.999 acres	Lot size:	.344 acre	6.55 acres
Number of lots:	5 lots	Lot width:	100'	500'±
Dedicated ROW:	3.17 acres	Lot frontage:	50'	500'±

The petitioner, owner of the subject property, is requesting an approval for a five-lot subdivision to be named Bishop Ridge Addition. The proposed plat is located on the southeast corner of SR 109 and Morsches Road, in Section 4 of Thorncreek Township. The property was most recently used as a golf course and any improvements are remnants of that use.

Proposed are five lots and dedicated right-of-way for both the state and county roads. Platting is required due to the number of lots being created. The nearest current CFO is about 2.8 miles to the southeast. The anticipated use is for residential. Each lot is to be a road front lot as no internal street is to be constructed; this may be appropriate for the proposed lot sizes.

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		
Telephone		SWCD	X	Water	NA	

A 40' wide half right-of-way for the state road and a 30' half right-of-way for the county road would be dedicated along the frontages. Note that the actual width of additional right-of-way being dedicated along Morsches Road varies as some dedicated rights-of-way already exist, but the resulting area is 30' from the centerline of the road. The County Engineer provided comment regarding limitations on driveway placement.

20' drainage and utility easements are shown on the perimeters of the lots. These are larger than the 10' minimum easements typically required for minor plats. Given the minimal amount of development activity expected on these lots for residential construction, drainage is anticipated to follow existing water courses.

At the time of this writing, the Health Department had not yet received soil testing for the required sites. Other comments received indicated the proposed plat was adequate.

Separate restrictive covenants have not been submitted at the time of this writing. Being a multiple-lot plat, covenants could be appropriate.

**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. Health Department requirements must be met prior to recordation of the plat.
2. Add notes to the plat regarding the driveway placement limitations as stated in the Engineer's comments.
3. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 12/9/22

### **PLAN COMMISSION RECORD OF ACTION**

Motion:

By:

Second by:

Approve

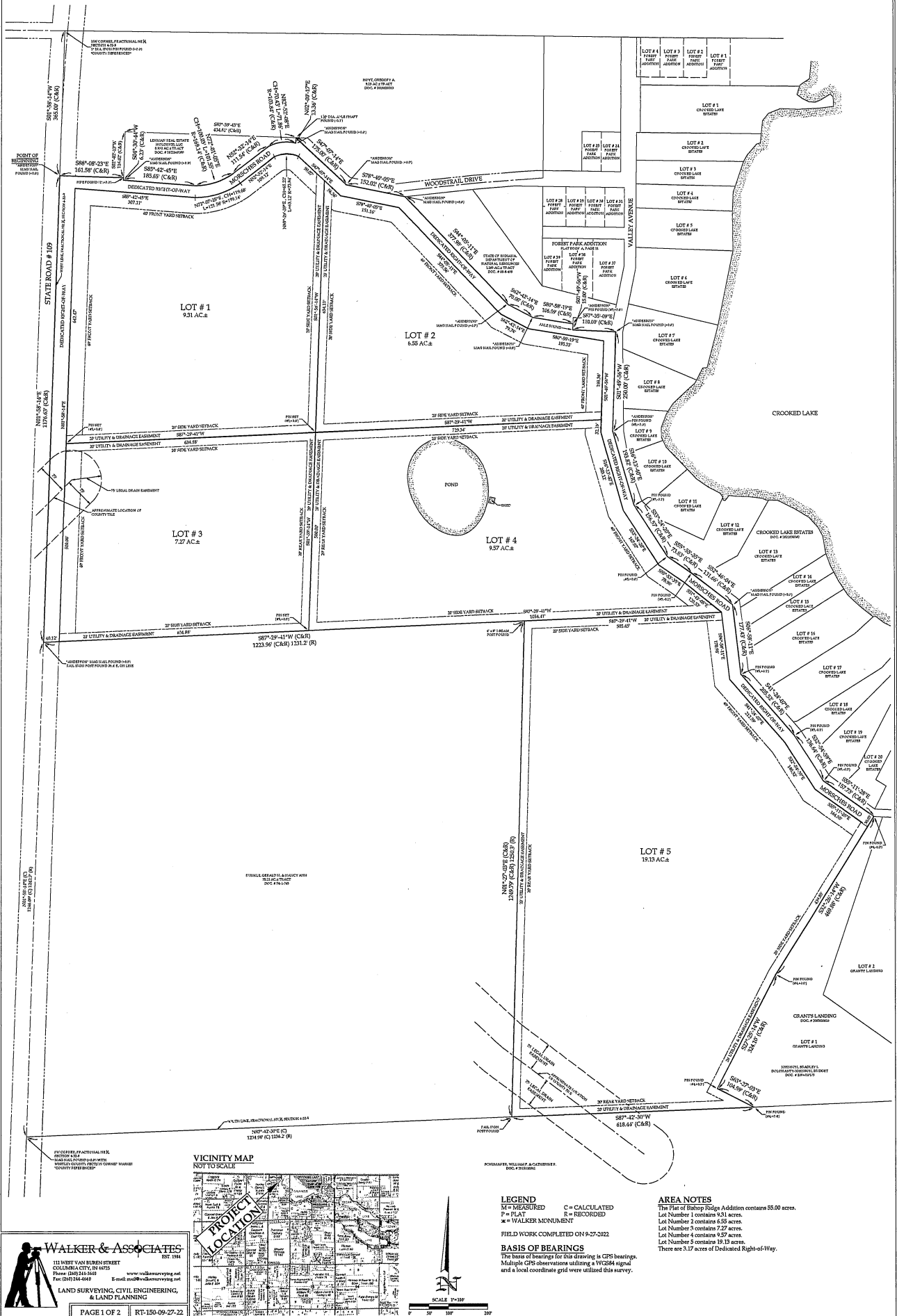
Approve w/conditions

Deny

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

# BISHOP RIDGE ADDITION (PRELIMINARY)

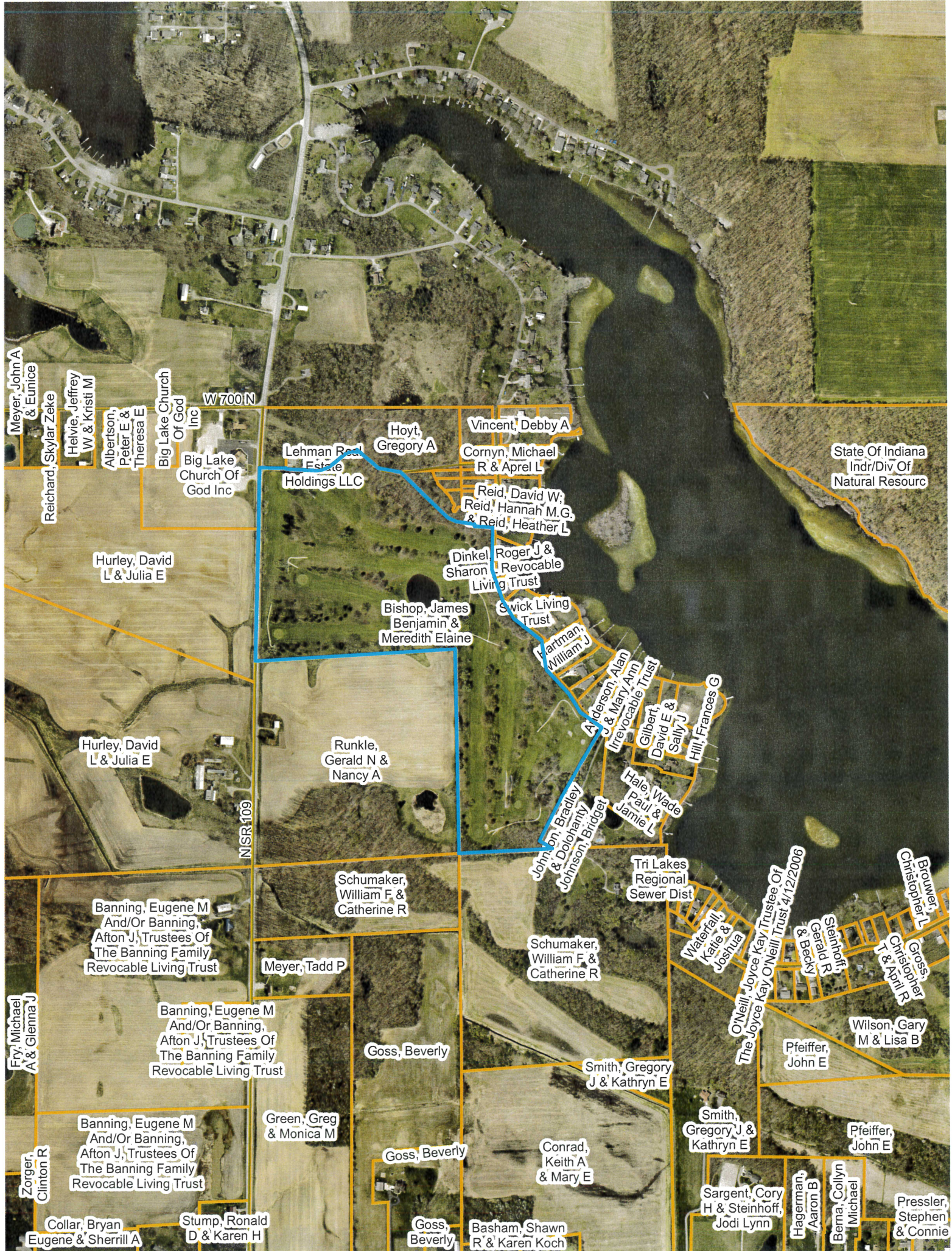
SITUATED IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA



SITUATED IN THE FRACTIONAL NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

(Per Document Number 2022060081)

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Meyer, John A  
& Eunice

Reichard, Skylar Zeke  
Helvie, Jeffrey  
W & Kristi M

Albertson,  
Peter E &  
Theresa E

Big Lake Church  
Of God Inc

W 700 N

Big Lake  
Church Of  
God Inc

Lehman Real  
Estate  
Holdings LLC

Hoyt,  
Gregory A

Vincent, Debby A

Cornyn, Michael  
R & April L

Reid, David W;  
Reid, Hannah M.G.  
& Reid, Heather L

Dinkel, Roger J &  
Sharon, Revocable  
Living Trust

Bishop, James  
Benjamin &  
Meredith Elaine

Swick Living  
Trust

Hartman,  
William J

Alderson, Alan  
& Mary Ann

Irrevocable Trust

Gilbert,  
David E &  
Sally J

Hill, Frances G

Hale, Wade  
Paul &  
Jamie L

Johnson, Bradley  
& Dolohanty

Johnson, Bridget

Tri Lakes  
Regional  
Sewer Dist

Runkle,  
Gerald N &  
Nancy A

Hurley, David  
L & Julia E

NSR 109

Banning, Eugene M  
And/Or Banning,  
Afton J, Trustees Of  
The Banning Family  
Revocable Living Trust

Meyer, Tadd P

Schumaker,  
William F &  
Catherine R

Schumaker,  
William F &  
Catherine R

O'Neill, Joyce Kay Trustee Of  
The Joyce Kay O'Neill Trust 4/12/2006

Waterfall,  
Katie &  
Joshua

Steinhoff,  
Gerald R  
& Beck

Gross,  
Christopher  
T & April R

Brouwer,  
Christopher L

Wilson, Gary  
M & Lisa B

Pfeiffer,  
John E

Pfeiffer,  
John E

Smith,  
Gregory J &  
Kathryn E

Conrad,  
Keith A  
& Mary E

Goss, Beverly

Goss, Beverly

Basham, Shawn  
R & Karen Koch

Sargent, Cory  
H & Steinhoff,  
Jodi Lynn

Hagerman,  
Aaron B

Bema, Collin  
Michael

Pressler,  
Stephen  
& Connie

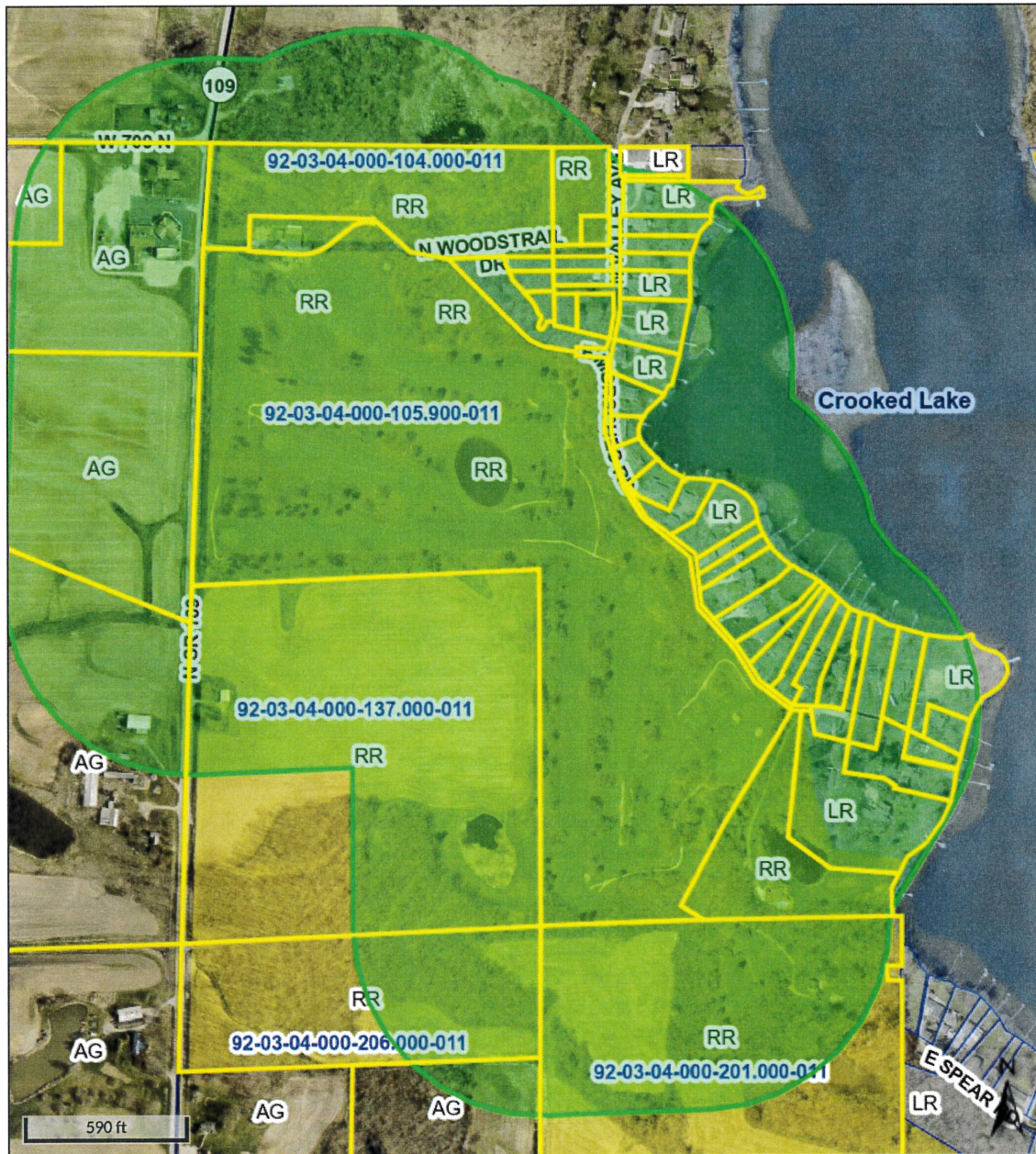
Fry, Michael  
A & Glenna J

Zorger,  
Clinton R

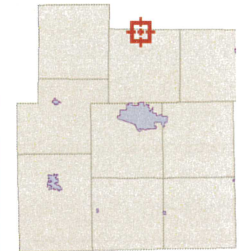
Banning, Eugene M  
And/Or Banning,  
Afton J, Trustees Of  
The Banning Family  
Revocable Living Trust

Collar, Bryan  
Eugene & Sherrill A

Stump, Ronald  
D & Karen H



#### Overview



#### Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes
- County Zoning**
  -  Agricultural
  -  General Commercial
  -  Intensive Use
  -  Industrial
  -  Park/Manufacturing
  -  Lake Residential
  -  Manufactured Home Park
  -  PUD
  -  Rural Residential
  -  Village Commercial

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