WHITLEY COUNTY ADVISORY PLAN COMMISSION **STAFF REPORT**

AUGUST 16, 2023

23-W-SUBD-10 PRIMARY PLAT APPROVAL

Doris Derheimer

AGENDA ITEM: 1

Mannes Homestead, Section 2

East side of 600 East, 1,800' north of SR 14

SUMMARY OF PROPOSAL

Current Zoning: AG. Agricultural Code Minimum Proposed Minimum

3.24 acre Area of plat: 3.27 acres Lot size: 1.837 acre Number of lots: 225' 245'± 1 lot Lot width: Dedicated ROW: 0.03 acre Lot frontage: 50' 50'

The petitioner, representative of the estate of the property owner, is requesting preliminary plat approval for a one lot subdivision to be named "Mannes Homestead, Section 2." The proposed plat is located on the east side of 600 East, approximately 1,800' north of State Road 14 in Section 2 of Jefferson Township, with an address of 5625 S. 600 East. The property is currently improved with a residence.

The purpose of the proposed plat is to split the residence from the tillable acreage. Platting is required due to previous splits from the 1979 parcel. The remainder parcel would exceed 10 acres, and so is exempt from platting as it is used for agriculture. This is the first platted lot from the 2018 parcel, so no rezoning is required.

This plat is titled "Section 2" as the three adjacent homes to the east were platted in 2003 as Mannes Homestead. Those homes and the one on this proposed plat are to share a common driveway. The petitioner plans to update the existing covenants and restrictions to include Section 2.

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 Health X Cable TV Parcel Cmte. X

X Gas Co. Engineer Sanitary Sewer NA Telephone **SWCD** X Water NA

This being an existing developed property, comments received were not particularly substantial. The County Engineer noted the restrictions on development in the area of the regulated legal drain.

A 30' wide right-of-way for county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot as well as the length of the "flagpole".

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. Updated covenants are recommended to address the shared improvements.
- 2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 8/3/23

PLAN COMMISSION RECORD OF ACTION

Motion: Approve			By:		Second by:				
Approve w/conditions		tions	_						
Deny									
Vote:	Baker	Drew	Emerick	Green	Hodges	Johnson	Kurtz-Seslar	Schuman	Wolf
Yes									
No									
Abstain				20		•			



LOT#3 MANNES HOMESTEAD LOT#2 MANNES HOMESTEAD MANNES HOMESTEAD, SECTION 2 (PRELIMINARY) SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA OUTLOT MANNES HOMESTEAD FIN FOUND * (#5,-0.1) 009.97' (C&P) PIN SET (#5,+0.0) PIN SET (#5,+0.0°) 50.00° S. SIDE AWID SELBYCK LOW BRIMWEA STRUCTURE 234.97" (C) N01°-24'-00"E PIN SET (#5,+0.0') PIN SET (#5,+0.0) 10 REAR YARD SETBACK FOR ACCESSORY STRUCTURES 10 UTILITY & DRAINAGE EASEMENT S89°-53'-20"W 245.00' (C) LOT # 1 3.24 AC.± N89°-53'-20"E 195.00' (C) AMILE, GARY D. REVOCABLE TRUS DOC. # 2009(80)47 325.00' (C) N01°-24'-00"E PIN SET (#5,+0.07) MANNES, STEFAN 14322 AC± TRACT DOC, # 201500332 - TRACT3 AREA NOTES The Plat of Manness Homestead, Section 2 contains 3.27 acres. Lot Number 1 contains 3.24 acres. There are 0.03 acres of Dedicated Right-of-Way. County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate gnd were utilized this survey. SOUTH LINE, NW 7, SW 7, SECTION 2-30-10 993.33 BASIS OF BEARINGS The basis of bearings for this drawing is a platted bear NOI-390-400°E for the West line of the Southwest Quart Section 2, Township 30 North, Range 10 East, Whitley N89°-53'-20"E 1023.34' (C&P) 943.41 $$\begin{split} M = \overline{MEASURED} & C = CALCULATED \\ P = PLAT & R = RECORDED \\ \mathbf{x} = WALKER MONUMENT \end{split}$$ 89°-53'-20"W 973.42' (C) FIELD WORK COMPLETED ON 6-6-2023 PROPERTY ADDRESS 5625 S 600 E Columbia City, IN 46725 LEGEND M = MEASURED VICINITY MAP DEDICATED RIGHT-OF-WAY 0.03 AC± NW CORNER SW % SECTION 2-3-01 SECTION 2-3-01 STALL ROAD SPIRE FOUND (0.1) PAGE 1 OF 2 RO-172-07-14-23 WALKER & ASSOCIATES www.walkersurveying.net E-mail: maif@walkersurveying.net LAND SURVEYING, CIVIL ENGINEERING, & LAND PLANNING SW CORNER, SW % SECTION 2-34-10 BOLT FOUND (7/2-4.0.0) "COUNTY REFERENCED" COUNTY ROAD 600 EAST NEST LINE, SW 75, SECTION 2-30-10 NO1~30,-00"E (C) .00:099 200:00: (C) 1330'22, (C) N01-30,-00,E MAGNALL SET (+0.0') PIN SET (#5,+0.0') 30.01' E. ON LINE POINT OF BEGINNING MAGNALSET (+00)IN SET (+00)NO SET (SW CORNER, NW 16, SW 16, SECTION 2-30-10 RAIL IRON POST FOUND 19-4' E. ON LINE