

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

23-W-SUBD-10 PRIMARY PLAT APPROVAL

Doris Derheimer
Mannes Homestead, Section 2
East side of 600 East, 1,800' north of SR 14

AUGUST 16, 2023

AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	3.27 acres	Lot size:	1.837 acre	3.24 acre
Number of lots:	1 lot	Lot width:	225'	245'±
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
Gas	Co. Engineer	X	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:

By:

Second by:

Approve

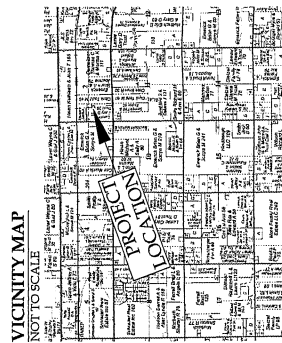
Approve w/conditions

Deny

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



SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA



LAMILE, GARY D. REVOCABLE TRUST
DOC. # 2009340147

589°-53'-20"W
779.40' (C)

VICINITY MAP

NW CORNER, SW $\frac{1}{4}$
SECTION 2-30-10
MOLT FOUND ($\frac{1}{2}$ " \pm 0.0")
COUNTY REFERENCED*

WALKER & ASSOCIATES
EST. 1984

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