

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

24-W-SUBD-2 PRIMARY PLAT APPROVAL

Jonathan Bransfield
Bransfield Acres, 3311 W. 450 North

JANUARY 17, 2024

AGENDA ITEM: 3

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	18.15 acres	Lot size:	1.837 acre	17.58 acre
Number of lots:	1 lot	Lot width:	225'	572'+
Dedicated ROW:	0.57 acre	Lot frontage:	50'	707.91'

The petitioners, owners of the subject property, are requesting preliminary plat approval for a one-lot subdivision to be named "Bransfield Acres." The proposed plat is located on the south side of 450 North, 900 feet east of 350 West, in Section 13 of Etina-Troy Township. The property has been assigned an address of 3311 W. 450 North, but it is currently unimproved other than a pond.

The purpose of the proposed plat is to create a new building site. Platting is required due to the number of splits since 1979. This parcel was previously permitted as an exempt split for agricultural purposes only; this plat would remove that restriction to make the lot buildable. 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 commented that there may be potential soil issues on the south part of the proposed lot, so that would need to be addressed if construction were to extend that far. They noted that the pond on the northwest part of the parcel is shown on the U.S. Fish & Wildlife National Wetlands Mapper as a wetland. Also provided were normal comments regarding erosion control and guidelines to be provided to the applicant.

A 35' wide right-of-way for county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot.

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. Two septic sites are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 1/3/2024

PLAN COMMISSION RECORD OF ACTION

Motion:

By:

Second by:

Approve

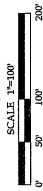
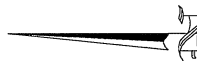
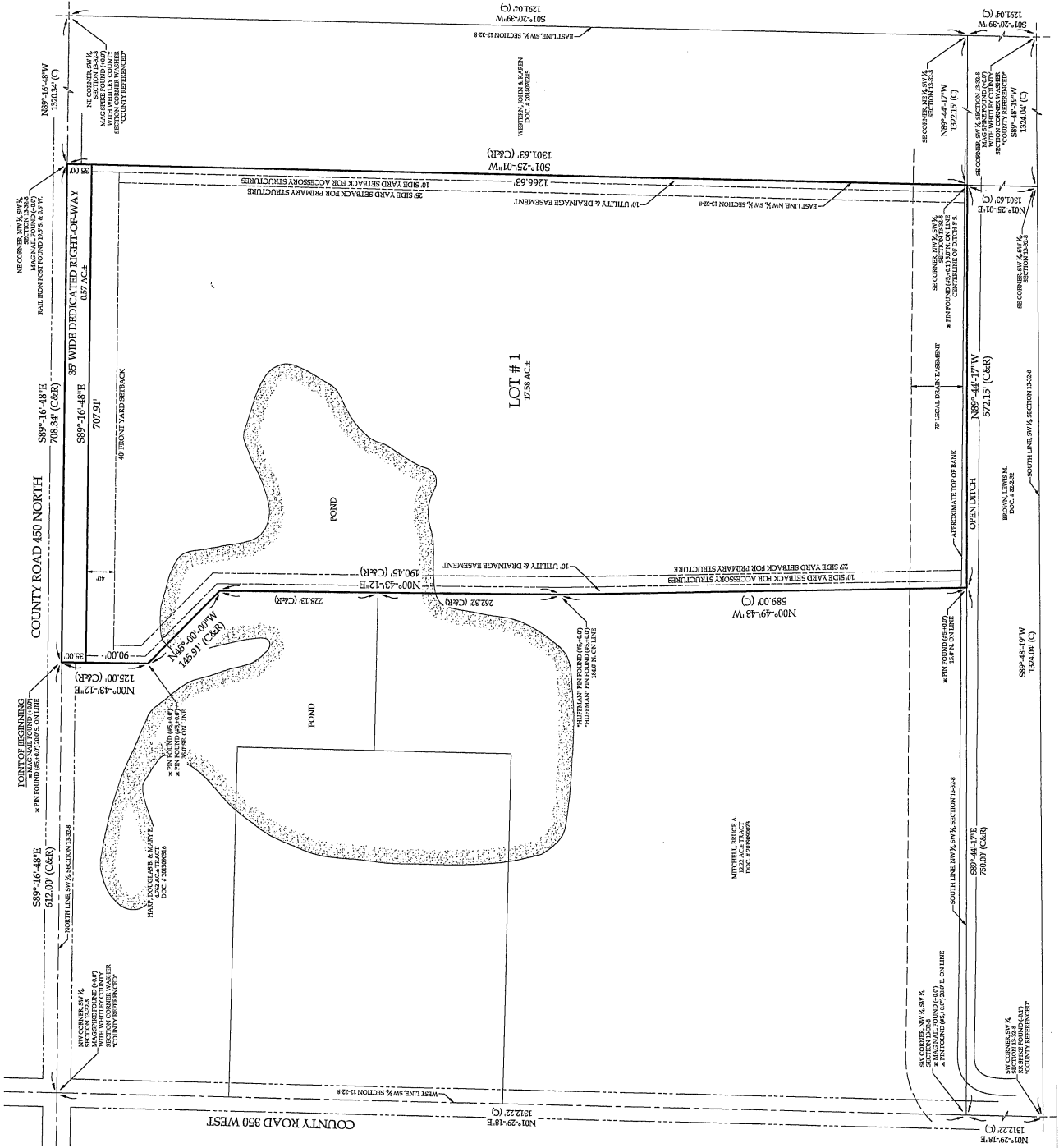
Approve w/conditions

Deny

[illegible]

BRANSFIELD ACRES (PRELIMINARY)

SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 32 NORTH, RANGE 8 EAST, WHITLEY COUNTY, INDIANA



LEGEND
M = MEASURED
P = PLAT
* = WALKER MONUMENT
C = CALCULATED
R = RECORDED

FIELD WORK COMPLETED ON 11-13-2023

BASIS OF BEARINGS

The basis of bearings for this drawing is GRS bearings. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized in this survey.

AREA NOTES

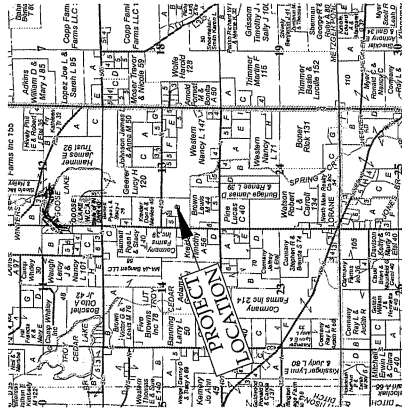
The Plat of Bransfield Acres contains 18.15 acres. Lot Number 1 contains 17.58 acres. There are 0.57 acres of Dedicated Right-of-Way.

SURVEY RECORDING NOTE

The retracement boundary survey for this Plat is recorded in Document Number 2023120313 in the records of Whitley County, Indiana.

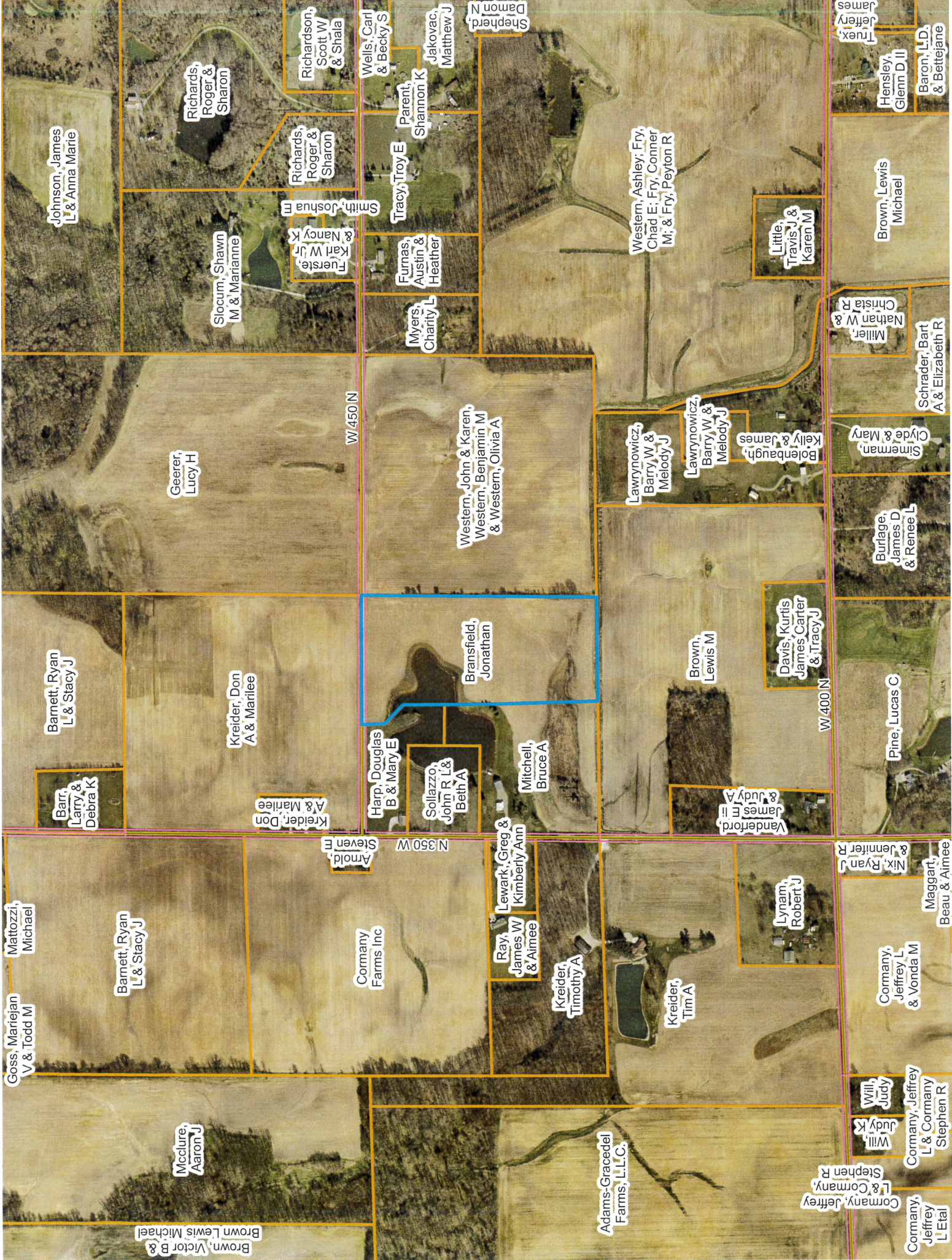
VICINITY MAP

NOT TO SCALE



WALKER & ASSOCIATES EST. 1944
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (304) 244-3640
Fax: (304) 244-4666
Email: walk@walker-survey.com
www.walker-survey.com

LAND SURVEYING, CIVIL ENGINEERING, & LAND PLANNING



Johnson, James L & Anna Marie
Slocum, Shawn M & Marianne
Richards, Roger & Sharon
Richardson, Scott W & Shala
Wells, Carl & Becky S
Parent, Shannon K
Tracy, Troy E
Furnas, Austin & Heather
Myers, Charity L
Smith, Joshua E
Fuerste, Karl W Jr & Nancy K
Western, Ashley Fry, Chad E; Fry, Conner M; & Fry, Peyton R
Little, Travis J & Karen M
Brown, Lewis Michael
Hensley, Glenn D II
Baron, L.D. & Bettejane
Tues, Jeffrey James
Schrader, Bart A & Elizabeth R
Miller, Nathan W & Christa R
Clyde & Mary
Simmerman
Burlage, James D & Renee L
Pine, Lucas C
Davis, Kurtis James Carter & Tracy J
Lawrynowicz, Barry W & Melody J
Lawrynowicz, Barry W & Melody J
Boltenbaugh, Kelly & James
Vanderford, James E II & Judy A
Brown, Lewis M
Mitchell, Bruce A
Sollazzo, John R L & Beth A
Harp, Douglas B & Mary E
Kreider, Don A & Marilee
Barnett, Ryan L & Stacy J
Barr, Larry & Debra K
Geerer, Lucy H
Western, John & Karen, Western, Benjamin M & Western, Olivia A
Bransfield, Jonathan
Kreider, Timothy A
Ray, James W & Aimee
Lewark, Greg & Kimberly Ann
Arnold, Steven E
Cormany Farms Inc
Barnett, Ryan L & Stacy J
Mattozzi, Michael
Goss, Mariejan V & Todd M
McClure, Aaron J
Brown, Victor B & Brown Lewis Michael
Adams-Gracedel Farms, L.L.C.
Kreider, Tim A
Lynan, Robert J
Nix, Ryan J & Jennifer R
Maggart, Beau & Aimee
Cormany, Jeffrey L & Vonda M
Cormany, Jeffrey L Etal
Cormany, Jeffrey L & Cormany Stephen R
Will, Judy
Will, Judy K
Cormany, Jeffrey L & Cormany Stephen R