

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

24-W-SUBD-20 PRIMARY REPLAT APPROVAL

Ryan Meinika/ Blue Building LLC
Piper Subdivision, 1115 S. Williams Drive

NOVEMBER 20, 2024

AGENDA ITEM: 3

SUMMARY OF PROPOSAL

Current Zoning:	IPM, Industrial Park/Mfg.	<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	3.31 acres	Lot size: 1 acre	3.31 acre
Number of lots:	1 lot	Lot width: 100'	300'+
Dedicated ROW:	NA	Lot frontage: 100'	500'+

The petitioners, owners of the subject property, are requesting preliminary replat approval for a one-lot subdivision to be named "Piper Subdivision." The proposed replat is located at 1115 S. Williams Drive east side of Williams Drive, 350 feet south of 100 South in Section 18 of Union Township. The subject property is currently improved with a commercial building.

The property is comprised of Lot 1 of Igney Industrial Park, and an unplatted parcel. The purpose of the proposed plat is to combine the parcels into one lot and relocate a utility easement from the middle of the lot to allow for construction of a building addition and/or accessory structure.

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		
Telephone	SWCD	X	Water		

The Soil & Water Conservation District, Health Department, and County Engineer have replied with no comment due to this being in an existing developed area.

As proposed, no new right-of-way would be dedicated as the previous plats provided right-of-way. 30' drainage and/or utility easements are shown on the front and rear of the lot (as in the underlying plat), with a 20' easement on the southern side.

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: 11/13/2024

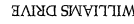
PLAN COMMISSION RECORD OF ACTION

Motion: By: _____ Second by: _____
Approve —
Approve w/conditions —
Deny —

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

SITUATED IN THE PLAT OF IGNEY INDUSTRIAL PARK AND IN THE NORTHWEST
QUARTER OF SECTION 18, TOWNSHIP 31 NORTH, RANGE 10 EAST,
WHITLEY COUNTY, INDIANA

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LOT #1

LEGEND
M = MEASURED
P = PLAT
* = WALKER MONUMENT
C = CALCULATED
R = RECORDED
FIELD WORK COMPLETED ON 7-23-2024

PROPERTY ADDRESS
1115 S Williams Dr
Columbia City IN 46725

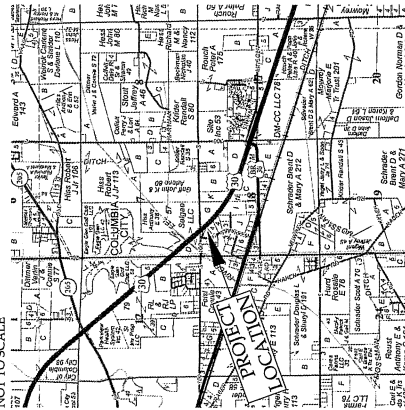
BASIS OF BEARINGS

The basis of bearings for this drawing is platted bearings for the Plat of Igney Industrial Park, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

SURVEY RECORDING NOTE

THE ORIGINAL BOUNDARY SURVEY FOR THIS PLAT IS RECORDED IN DOCUMENT NUMBER 2024100321 IN THE RECORDS OF WHITLEY COUNTY, INDIANA.

VICINITY MAP



WALKER & ASSOCIATES
EST. 1984

12 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
phone: (260) 244-3640
fax: (260) 244-4640
www.walkersurveying.net
E-mail: mail@walkersurveying.net
EST. 1964

LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING

