

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

24-W-SUBD-22 PRIMARY PLAT APPROVAL

Clara North
"N.S. Nothing", 3741 W. 800 North

DECEMBER 18, 2024

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	2.12 acres	Lot size:	1.837 acre	1.87 acres
Number of lots:	1 lot	Lot width:	225'	355'±
Dedicated ROW:	0.25 acres	Lot frontage:	50'	355'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named "N.S. Nothing." The proposed plat is located on the South side of 800 North, 3,500' east of Etna Road, with an address of 3741 W. 800 North in Section 35 Etna-Troy Township. The property is currently improved with a dwelling and outbuildings.

The purpose of the proposed plat is to split the dwelling site from the remaining agricultural land. Platting is required due to the number of previous splits since 1979. 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	Health	X	Cable TV		Parcel Cmte.	X
Gas	Co. Engineer		Sanitary Sewer	NA		
Telephone	SWCD	X	Water	NA		

The Soil & Water Conservation District commented on the requirements for erosion control and guidelines that are to be shared with the petitioner if the property is to be redeveloped.

The County Engineer submitted no comments at the time of this writing, but he did say that the location of the tile drain shown on the plat was revised some years ago. This will need to be revised on the secondary plat.

The Health Department noted that soil testing has already been completed for one septic site on the property. A second site should be required.

Parcel Committee stated that the use of initials in the subdivision name could create a minor issue when searching by name, but it would not cause enough confusion to request a change.

A 30' dedicated right-of-way is proposed for 800 North and 10' drainage and/or utility easements are shown on the perimeter of the lot.

No covenants and restrictions were submitted as of the time of writing. This is not unusual for one- or two-lot plats.

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 per lot are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
2. Adjust location of drain tile easement per the County Engineer.
3. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 12/04/2024

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 NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST, WHITLEY COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

DETAIL OF NORTHEAST QUARTER OF SECTION 35-33-8
SCALE: 1"=500'

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

FIELD WORK COMPLETED ON 9-23-2024

PROPERTY ADDRESS

3741 W 800 N
Columbia City IN 46725

BASIS OF BEARINGS

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

AREA NOTES

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The Plat of N.S. Nothing contains 2.12 acres.
Lot Number 1 contains 1.87 acres.

SURVEY RECORDING NOTE

The original boundary survey for this Plat is recorded in Document Number 2024110286 in the records of Whitley County, Indiana.



WALKER & ASSOCIATES
EST. 1984

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**LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING**

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