

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

25-W-SUBD-7 PRIMARY PLAT APPROVAL

Adam & Sarah Poorman
"Poorman Subdivision", 7450 E. 700 South

**MAY 21, 2025
AGENDA ITEM: 3**

SUMMARY OF PROPOSAL

Current Zoning:	VC, Village Commercial	<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	9.998 acres	Lot size: 5,000 Sq Ft	4.998 acres
Number of lots:	2 lots	Lot width: 50'	420'±
Dedicated ROW:	0 acre as shown	Lot frontage: 50'	50'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a two-lot subdivision to be named "Poorman Subdivision." The proposed plat is located on the south side of 700 South, about ½ mile west of 800 East in Section 13 of Jefferson Township. The parent parcel has an address of 7450 E. 700 South. The subject area is currently improved with a residence, outbuildings, and a pond.

Earlier this year, the subject property was rezoned to VC, Village Commercial (with zoning commitments), to permit the petitioner to construct an event center near the northwest side of the property. While not originally planned, the petitioner now finds it beneficial to split the site of the proposed event center from their existing residence, resulting in this subdivision request.

Platting is required due to the number of previous splits since 1979. Since this is zoned VC, no rezoning is required. In the future, the petitioner may seek rezoning of Lot 2 (the residential parcel) to remove the commercial zoning.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table. Note that the proposed standards also meet the minimums of the AG, Agricultural district.

UTILITY AND REVIEW COMMENTS

Comment letters received (as of date of staff report)

Electric	Health	Cable TV	Parcel Cmte.	X
Gas	Co. Engineer	Sanitary Sewer		
Telephone	SWCD	Water	NA	

The Soil & Water Conservation District submitted no comments at the time of this writing.

The County Engineer submitted no comments at the time of this writing.

The property is to be connected to public sewer as part of the construction of the event center.

Parcel Committee had no comment.

A dedicated right-of-way is not shown on the plat; a 30' wide right-of-way should be dedicated. There are no drainage and/or utility easements on the perimeter of the lot; the code states that 10' easements are to be provided unless deemed unnecessary. Front building lines are also required but not shown. The VC district has no minimum front setback, but given the location of this plat in an agricultural area, it is recommended that a 40' building line be designated to match the 40' setback of the AG district.

No covenants and restrictions were submitted as of the time of writing. This is not unusual for one- or two-lot plats. However, since this plat would include a shared pond and have commercial and residential uses, it is recommended to have at least some covenants regarding the maintenance of the pond, limitations of use, or other restrictions that would be helpful long-term.

There are no waiver requests.

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. A 30' wide dedicated right-of-way to be added.
2. Add front building lines to each lot. It is suggested that a 40' setback would be appropriate.
3. The Deed of Dedication text will need to be revised to include the agricultural notice and other relevant items.
4. Covenants and restrictions are recommended.
5. Any Health Department requirements to be met prior to issuance of a building permit for a primary structure.
6. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 5/15/2025

Motion:

By:

Second by:

Approve

Approve w/conditions

Deny

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

Lamle, Gary D
Revocable Trust

Kaeding,
Patricia
Lina Ann

Lamle, Gary D
Revocable Trust

Belth,
Michael I
& Jeanne L

Murray,
Kevin P

Harnes,
Scott D

Morken, Edward
F & Deborah S

Helfrich,
Eric E &
Mary L

Zorger, Kelly

Emerick,
Brian G &
Sonya M

Rawlins,
Burl &
Linda

Majewski,
Misty

Vogely,
John
Andrew

Nauts, Alan A

Sparks, Jared
R & Heather D

Derheimer,
Michael T
& Doris A

Egley, Jerry R
& Kathleen M

Poorman, Adam
T & Sarah M

Weigold,
Travis Lee &
Holly Kathryn

Mckowan, Lillian L
& Vance, Martha J
& Clark, Mark A

Lamle, Timothy, Lynn,
Lamle, Mark Allan &
Lamle, Andrew David

Derheimer,
Michael T
& Doris A

Ely,
Perry, William
& Marilyn J

Vance, Craig A

Emerick,
Brian &
Sonya

Vogely, John & Susan
Irrevocable Trust

Smith, Justin J
Barnes, Randy &
Christine