

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

25-W-SUBD-8 PRIMARY PLAT APPROVAL
William Nicodemus
"Pat's Spot", 2395 N. 350 West

**JUNE 17, 2025
AGENDA ITEM: 2**

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	2.08 acres	Lot size:	1.837 acre	1.84 acres
Number of lots:	1 lot	Lot width:	225'	275'
Dedicated ROW:	0.19 acres	Lot frontage:	50'	275'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named "Pat's Spot." The proposed plat is located on the west side of 350 West, 0.4 miles north of 200 North. More commonly known as 2395 N. 350 West, in Section 26 of Richland Township. Property is currently improved with a dwelling and outbuilding.

The purpose of the proposed plat is to separate the home site from the remaining agricultural property. 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 remaining acreage is over 10 acres and may remain unplatted if used only for agriculture.

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		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 developed.

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

The Health Department requested that soil testing for a second septic site be done in addition to the existing permitted system.

Parcel Committee had no comment.

A 30' dedicated right-of-way is proposed for 350 West 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. The remaining acreage to have a deed restriction for agricultural use only.
2. Soil testing for a second septic system site be approved by the Health Department prior to plat recordation.
3. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 6/10/2025

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>									

PAT'S SPOT (PRELIMINARY)

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 32 NORTH, RANGE 8 EAST, WHITLEY COUNTY, INDIANA

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

FIELD WORK COMPLETED ON 05-15-2025

PROPERTY ADDRESS

2595 N 350 W
Columbia City IN 46725

BASIS OF BEARINGS

The basis of bearings for this drawing is an adjacent's deed bearing of S00°-00'-00"W for the East line of the Southeast Quarter of Section 26, Township 32 North, Range 8 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES

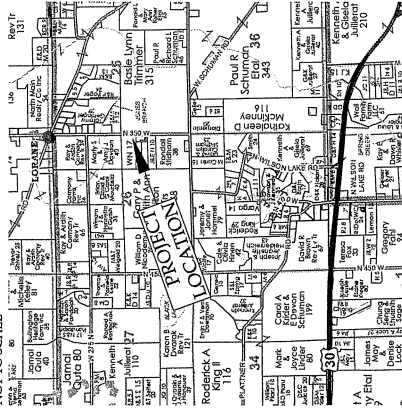
The Plat of Pat's Spot contains 2.03 acres. Lot Number 1 contains 1.84 acres (80,000 square feet). There are 0.19 acres (8,220 square feet) of Dedicated Right-of-Way.

SURVEY RECORDING NOTE

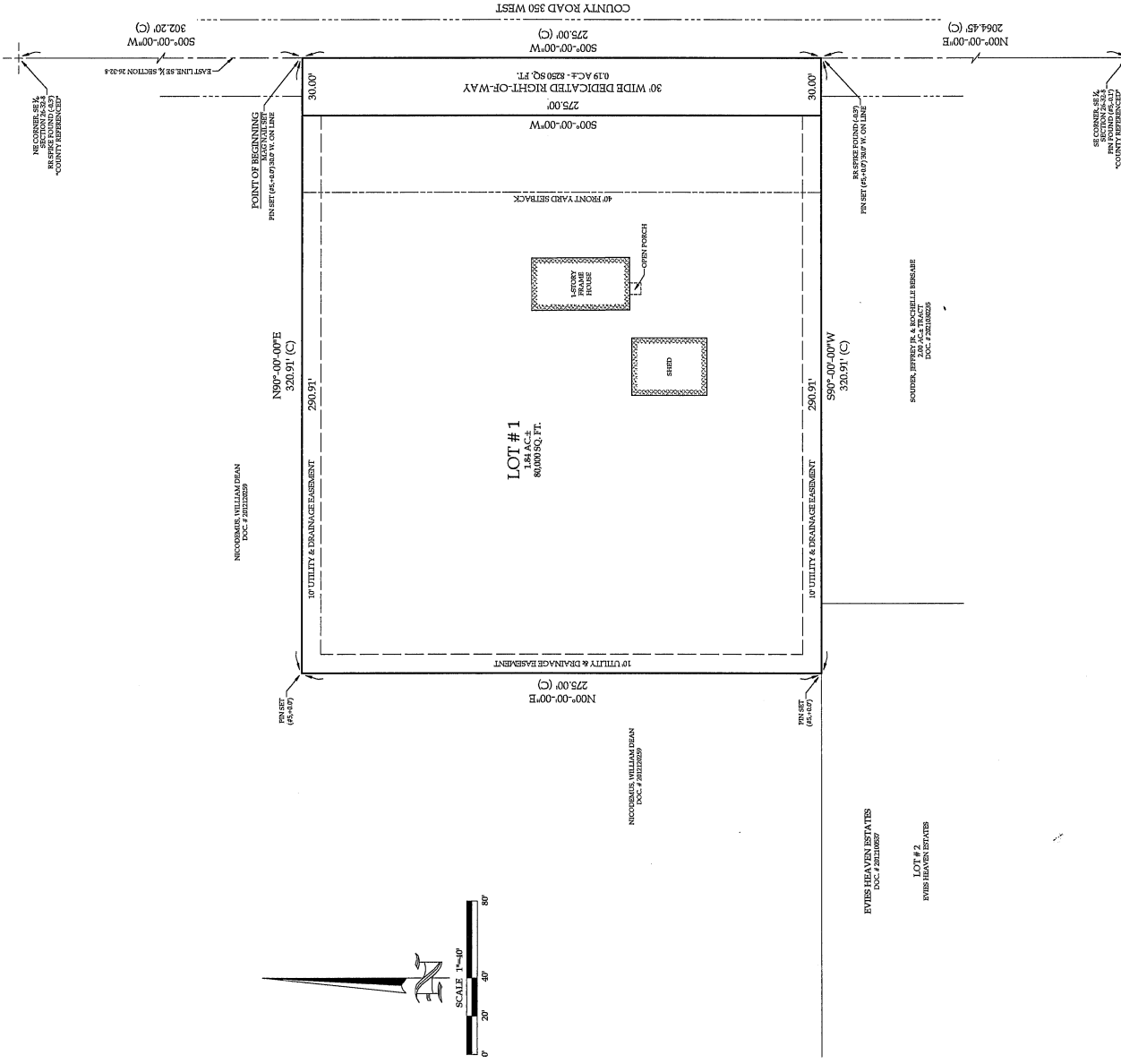
The original boundary survey for this Plat is recorded in the Decatur County 2025050229 in the records of Whitley County, Indiana.

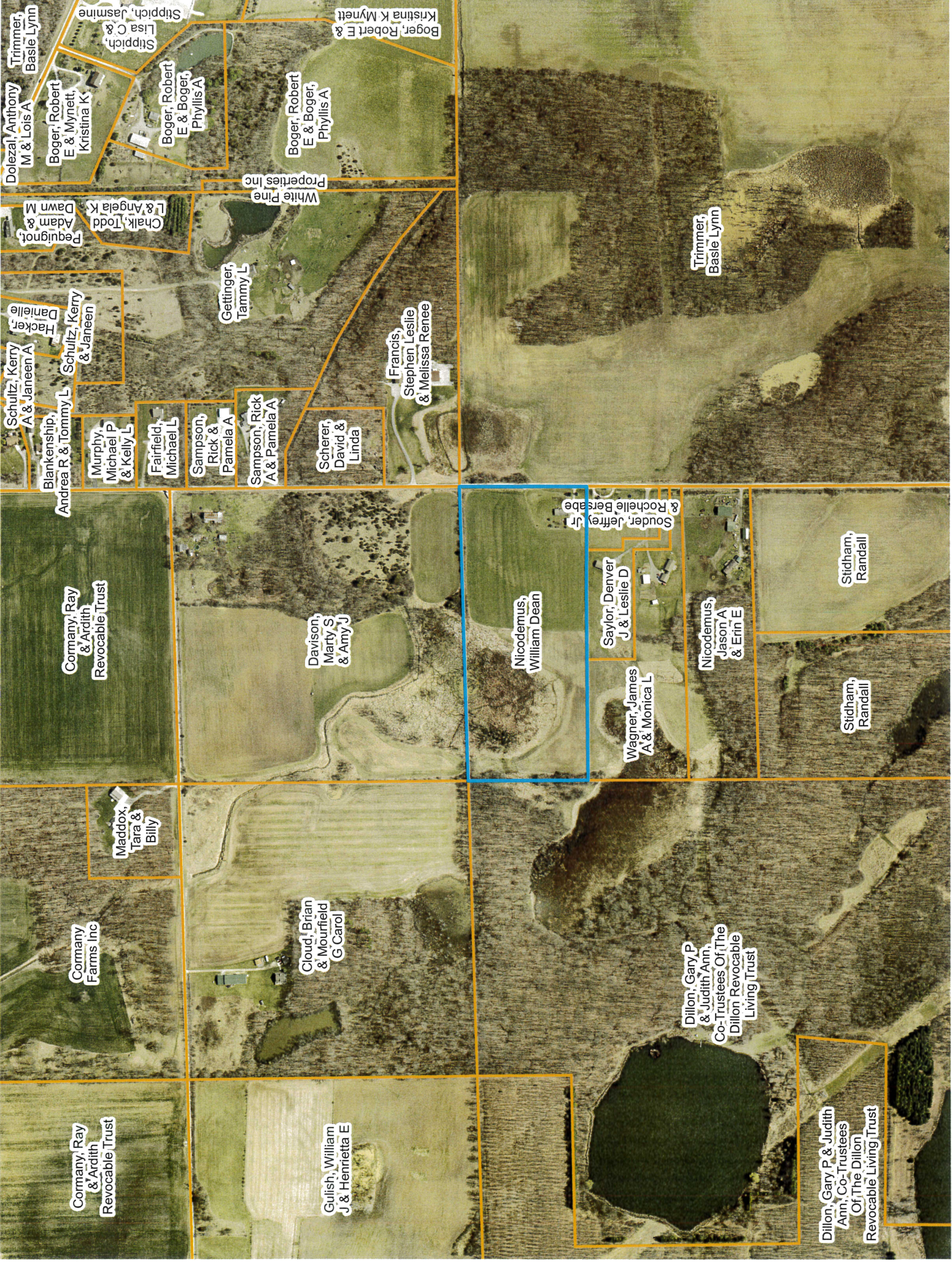
VICINITY MAP

NOT TO SCALE



WALKER & ASSOCIATES
EST. 1964
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
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Email: mwalker@walker-surveying.net
www.walker-surveying.net
LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING





Trimmer, Basile Lynn
Dolezal, Anthony M & Lois A
Boger, Robert E & Mynett, Kristina K
Boger, Robert E & Boger, Phyllis A
Boger, Robert E & Mynett, Kristina K
Stippich, Lisa C & Stippich, Jasmine
White Pine Properties Inc
Chalk, Todd Adam & L & Angela K
Peguinot, Dawn M
Schultz, Kerry A & Janean A
Blankenship, Andrea R & Tommy L
Schultz, Kerry A & Janean A
Murphy, Michael P & Kelly L
Fairfield, Michael L
Sampson, Rick & Pamela A
Sampson, Rick A & Pamela A
Scherer, David & Linda
Francis, Stephen Leslie & Melissa Renee
Gettinger, Tammy L

Cormany, Ray & Ardith Revocable Trust
Maddox, Tara & Billy
Cloud, Brian & Mourfield G Carol
Gulish, William J & Henrietta E
Davison, Marty S & Amy J
Soudner, Jeffrey Jr & Rochelle Berseabe
Saylor, Denver J & Leslie D
Wagner, James A & Monica L
Nicodemus, William Dean
Nicodemus, Jason A & Erin E
Stidham, Randall
Stidham, Randall

Cormany, Ray & Ardith Revocable Trust
Cormany Farms Inc
Dillon, Gary P & Judith Ann, Co-Trustees Of The Dillon Revocable Living Trust
Dillon, Gary P & Judith Ann, Co-Trustees Of The Dillon Revocable Living Trust

Trimmer, Basile Lynn

Stidham, Randall
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