

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

25-W-SUBD-9 PRIMARY REPLAT APPROVAL

**JUNE 17, 2025
AGENDA ITEM: 3**

Jonathan Bransfield
Bransfield Acres, Replat of Lot 1 , 3311 W. 450 N

SUMMARY OF PROPOSAL

Current zoning:	AG, Agriculture		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	17.58 acres	Lot size:	1.837 Acres	2.21 Acres
Number of lots:	2 lot	Lot width:	225'	395'
Dedicated ROW:	<i>Previously dedicated</i>	Lot frontage:	50'	312.91'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a two-lot resubdivision to be named "Bransfield Acres, Replat of Lot Number 1." The proposed replat is located on the south side of 450 North, 900 feet east of 350 West. More commonly known as 3311 W. 450 North., in Section 13 of Etna Troy Township.

The property is comprised of Lot 1 of Bransfield Acres, recorded in 2024. The purpose of the proposed replat is to create a second building site. With right-of-way dedication having been included with the previous subdivision plat, no additional is proposed.

The proposed replat appears to comply with the development standards of the zoning code as shown in the above table.

UTILITY AND REVIEW COMMENTS

<i>Comment letters received (as of date of staff report)</i>					
Electric	Health	X	Cable TV	Parcel Cmte.	X
Gas	Co. Engineer	X	Sanitary Sewer	NA	
Telephone	SWCD	X	Water	NA	

Being a replat of an existing subdivision with existing improvements, few new comments were received. Soil and Water Conservation District provided standard information about the development of the property.

Note that the 10' utility easements as shown on the perimeter of the lots align with those of the existing Bransfield Acres. There are no additional easements across the pond area.

The Parcel Committee requested that the title be shortened to simply "Bransfield Acres, Replat" since it was a replat of only one lot to start with. They also requested that the lot numbers be changed to 1 and 2, with Lot 1 being where the existing house is. While there is a potential for confusion with Lot 1 of the parent plat, it was felt that it would be better for future reference.

The Health Department has soil tests on file for both proposed lots.

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. Modify the plat title and lot numbering as suggested by the Parcel Committee.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 6/10/2025

PLAN COMMISSION RECORD OF ACTION

Motion:

By:

Second by:

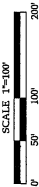
Approve

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>									

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



FIELD WORK COMPLETED ON 04-03-2025

3311 W 450 N
Columbia City IN 46725

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.

Bransfield Acres, Replat of Lot Number 1, contains 17.58 acres.
 Lot Number 1 is not used in this Replat.
 Lot Number 2 contains 2.21 acres.
 Lot Number 3 contains 15.37 acres.

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



WALKER & ASSOCIATES
EST. 1984

112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725

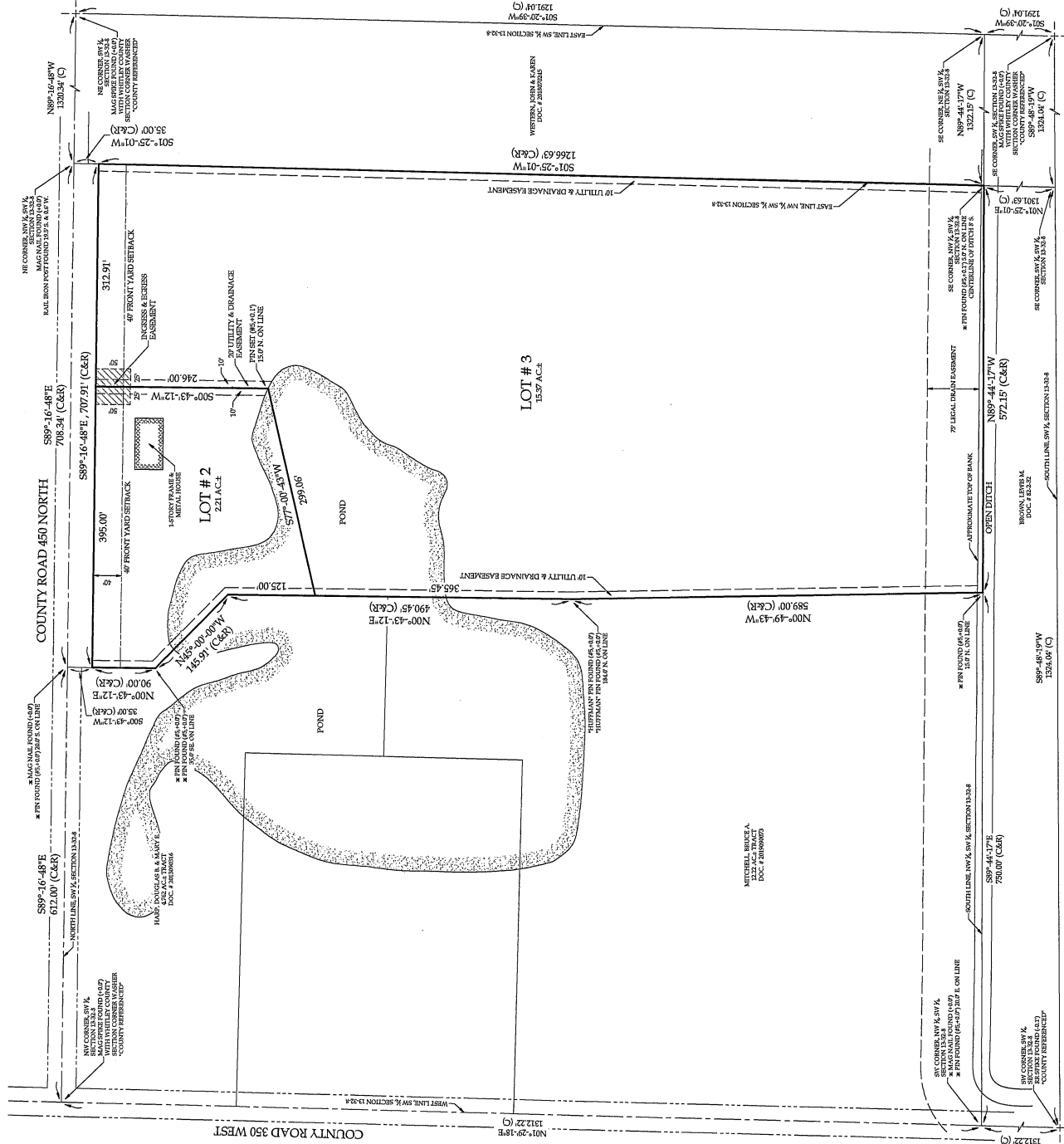
www.walkersurveying.net
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**LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING**

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Brown, Lewis M & Mills, Shane E & Shannon R

Brown, Victor B & Brown Lewis Michael

McClure, Aaron J

Fontenot, Terry J & Tammy J

Goss, Mariejan V & Todd M

Diedrich, Gary R & Gail A

State Of Indiana Dept Of Natural Resources

Harter, Joseph O & Raven N

Crech, Dennis Jay & Crech, Josh M

Adams-Gracedel Farms, L.L.C.

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Hyndman, Philip L & Linda J

Cormany, Jeffrey L Etal

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Cormany, Craig H & Donya J

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Cormany, Jeffrey L Etal

Cormany, Jeffrey L Etal

Wills, Judy K

Cormany, Jeffrey L & Stephen R

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