

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**26-W-SUBD-2 PRIMARY REPLAT APPROVAL**

**FEBRUARY 18, 2026**

Adam Ertel

**AGENDA ITEM: 2**

“Ertel Subdivision”, East Bair Road

**SUMMARY OF PROPOSAL**

Current Zoning:	LR, Lake Residential		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	1.17 acres	Lot size:	10,000 sq. ft.	1.17 acres
Number of lots:	1 lot	Lot width:	70'	215'±
Dedicated ROW:	NA	Lot frontage:	50'	215'±

The petitioner, owner of the subject property, is requesting preliminary replat approval for a one-lot subdivision to be named “Ertel Subdivision.” The proposed plat is located on south side of Bair Road, about halfway between SR 9 and Old 102, in Section 11 of Thorncreek Township, and is comprised of Lots 4 and 5 of the South Fork subdivision (recorded in 1997). The property is currently improved with a pole building.

The purpose of the proposed replat is to combine the two lots to create a single buildable lot. Platting is required due to the number of previous splits since 1979, and no rezoning is required. No additional right-of-way is required to be dedicated since it was previously dedicated with the South Fork plat.

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	X		
Telephone		SWCD	X	Water	NA		

Being a redivision of existing developed property, few substantive comments were received as of this writing.

Parcel Committee had no comment on the proposed plat.

No additional dedicated right-of-way is required. A 20' drainage and utility proposed for Bair Road and rear property line. A 10' drainage and/or utility easements are shown on the sides 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):

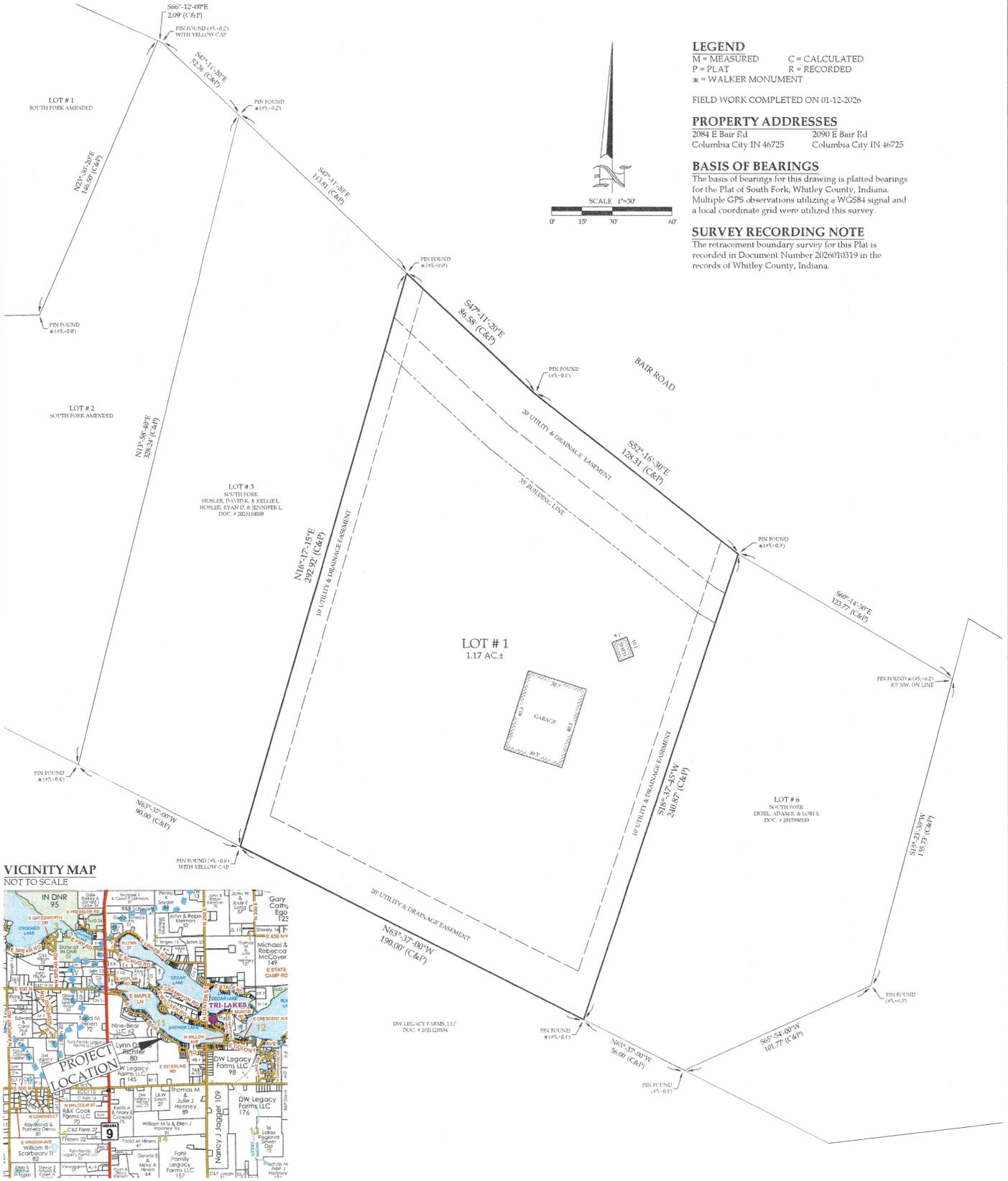
1. Secondary plat approval delegated to the Plan Commission staff.





# ERTEL SUBDIVISION (PRELIMINARY)

BEING A REPLAT OF LOTS NUMBERED 4 AND 5 IN THE PLAT OF SOUTH FORK, WHITLEY COUNTY, INDIANA



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

FIELD WORK COMPLETED ON 01-12-2026

**PROPERTY ADDRESSES**

2084 E Bair Rd                      2090 E Bair Rd  
 Columbia City IN 46725        Columbia City IN 46725

**BASIS OF BEARINGS**

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

**SURVEY RECORDING NOTE**

The retracement boundary survey for this Plat is recorded in Document Number 2026010319 in the records of Whitley County, Indiana.



**VICINITY MAP**  
 NOT TO SCALE



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