

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

20-W-SUBD-22 PRIMARY PLAT APPROVAL

Michael & Cathy Schrader
Homestead Acres, S. State Road 9

**DECEMBER 16, 2020
AGENDA ITEM: 3**

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.00 acres	Lot size:	1.837 acre	3.52 acres
Number of lots:	1 lot	Lot width:	225'	448.25'±
Dedicated ROW:	0.48 acre	Lot frontage:	50'	455.74'±

The petitioner, owner of the subject property, is requesting primary plat approval of Homestead Acres, a proposed one-lot subdivision located on the west side of south State Road 9, about 600' south of Keiser Road in Section 26 of Columbia Township. The site is currently an agricultural field, with a draw defining the northern property line.

Proposed is one lot and dedicated right-of-way for the state road. Platting is required due to previous splits from the parent property. This the first platted lot from the parent tract since 2018, 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.

Comment letters received (as of date of staff report)

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

A 45' wide right-of-way for the state road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. The comment letters received as of this writing have stated that the proposed plat is generally adequate. The Parcel Committee noted that the "Homestead" name was used for a plat earlier this year, but as both are one-lot plats in different townships, it is unlikely they would be confused.

Separate restrictive covenants have not been submitted. For one-lot plats, this is not unusual.

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.

Date report completed: 12/9/20, NB.

PLAN COMMISSION ACTION

Motion:

By:

Second by:

<i>Vote:</i>	Emerick	Hodges	Johnson	Kurtz-Seslar	Western	J. Wolf	B. Wolfe	Wright	Zumbrun
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									

HOMESTEAD ACRES (PRELIMINARY)

SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

LEGEND

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

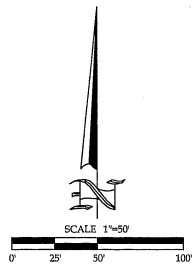
FIELD WORK COMPLETED ON 11-2-2020

BASIS OF BEARINGS

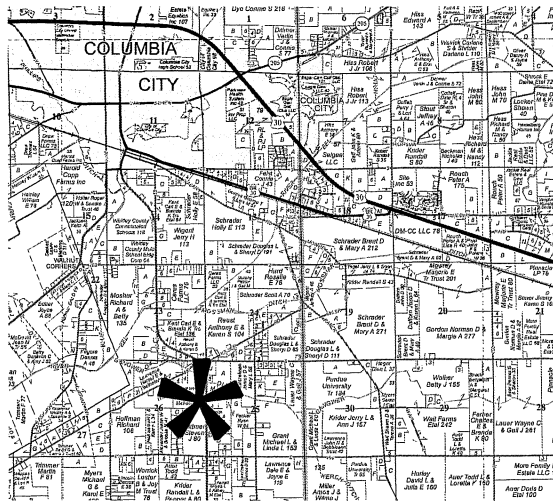
The basis of bearings for this drawing is an adjainer's deed bearing of $S89^{\circ}25'10''E$ for the South line of the Northeast Quarter of Section 26, Township 31 North, Range 9 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES

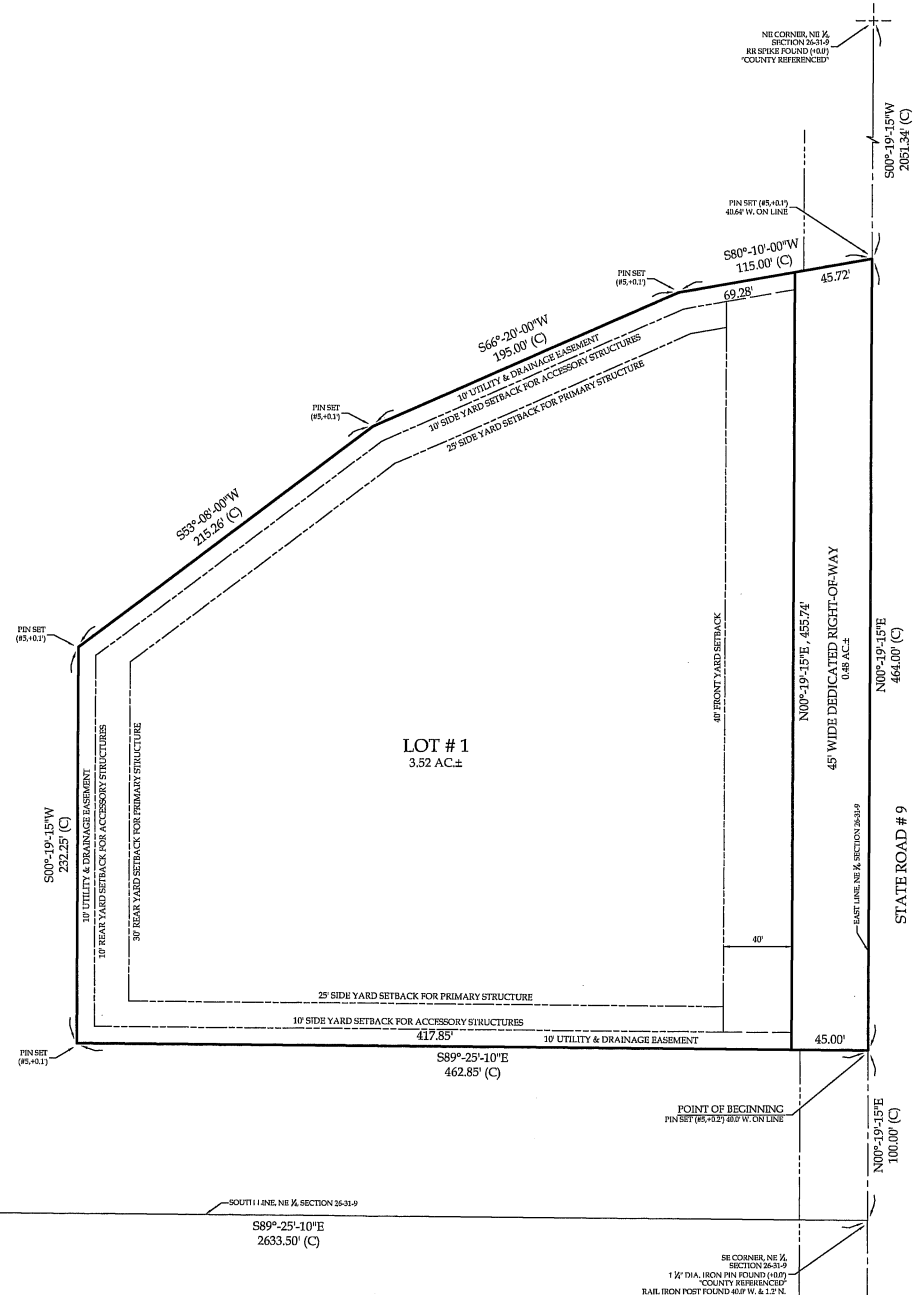
The Plat of Homestead Acres contains 4.00 acres.
Lot Number 1 contains 3.52 acres.
There is 0.48 acre of Dedicated Right-of-Way.



VICINITY MAP NOT TO SCALE



SCHIRADER, MICHAEL D. & CATHY A.
L.S.C. # 201907036



WALKER & ASSOCIATES
EST. 1984

112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640
Fax: (260) 244-4640
www.walkersurveying.net
E-mail: mail@walkersurveying.net

LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING

PAGE 1 OF 2

RY-110-11-02-20

HOMESTEAD ACRES (PRELIMINARY)

SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

DESCRIPTION

Part of the Northeast Quarter of Section 26, Township 31 North, Range 9 East, Whitley County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of original survey Homestead Acres completed by J.K. Walker and Associates, P.C., dated November 17, 2020), being more particularly described as follows, to wit:

Commencing at an iron pin found at the Southeast corner of said Northeast Quarter; thence N00°-19'-15" E (basis of bearings for this description is an adjoining's deed bearing of S89°-25'-10" E for the South line of said Northeast Quarter), on and along the East line of said Northeast Quarter, a distance of 100.00 feet to the POINT OF BEGINNING; thence continuing N00°-19'-15" E, on and along said East line, being within the right-of-way of State Road Number 9, a distance of 464.00 feet to a point; thence S80°-10'-00" W, a distance of 115.00 feet to a 5/8-inch iron pin capped "Walker"; thence S66°-20'-00" W, a distance of 195.00 feet to a 5/8-inch iron pin capped "Walker"; thence S33°-08'-00" W, a distance of 215.26 feet to a 5/8-inch iron pin capped "Walker"; thence S00°-19'-15" W, a distance of 232.25 feet to a 5/8-inch iron pin capped "Walker"; thence S89°-25'-10" E, a distance of 462.85 feet to the point of beginning, containing 4.00 acres of land, more or less, subject to legal right-of-way for State Road Number 9, subject to all legal drain easements and all other easements of record.

FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18183C0275C of the Flood Insurance Rate Maps for Whitley County, Indiana, dated May 4, 2015.

THEORY OF LOCATION

This is an original boundary survey of part of the Northeast Quarter of Section 26, Township 31 North, Range 9 East, Whitley County, Indiana, located on State Road Number 9. The surveyed tract is part of a larger tract of land recorded in Document Number 2016070196 in the records of Whitley County, Indiana. The surveyed tract was created as directed by a representative of the owner.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

The Southwest corner of said Northeast Quarter is county referenced. An iron pin was found at this corner and was held this survey.

The Southwest corner of said Northeast Quarter is county referenced. A steel post was found at this corner and was held this survey.

The Northeast corner of said Northeast Quarter is county referenced. A railroad spike was found at this corner and was held this survey.

The Southeast corner and Northeast corner of the surveyed tract were established on the East line of said Northeast Quarter as directed by a representative of the owner.

The other Four (4) corners of the surveyed tract were established as directed by a representative of the owner. A 5/8-inch iron pin capped "Walker" was set at each of these corners.

See survey for other monuments found near the surveyed tract.

See survey for monuments found that are referenced.

SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments.

See comments above concerning monuments set or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.

None

(C) Clarity or ambiguity of the record description used and of adjoining's descriptions and the relationship of the lines of the subject tract with adjoining's lines.

None

(D) The relative positional accuracy of the measurements.

The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million as defined by IAC 865.

NOTES

- This survey is subject to any facts and / or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
- For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
- Origin of monuments unknown unless noted on survey.
- Measurements of this survey are based on aforesaid G.P.S. and/or E.T.S. traverse measurements.
- Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
- Reference survey(s) by J.K. Walker & Associates, P.C., dated 07-01-11, 03-07-16, 01-02-17, 03-14-17.

PLAN COMMISSION CERTIFICATION OF APPROVAL

Primary approval granted on this _____ day of _____, 20____ by the Whitley County Advisory Plan Commission.

Douglas Wright, Plan Commission President

John Johnson, Plan Commission Secretary

COUNTY COMMISSIONERS CERTIFICATION OF APPROVAL AND ACCEPTANCE

Approved and accepted this _____ day of _____, 20____ by the Board of Commissioners of the County of Whitley, State of Indiana.

George Schrupf

Don Amber

Thomas Western

PLAN COMMISSION STAFF CERTIFICATION OF APPROVAL

Secondary approval granted this _____ day of _____, 20____ by the Staff of the Whitley County Advisory Plan Commission.

Nathan Bilger, Executive Director

DEVELOPER

Michael D. Schrader
Cathy A. Schrader
700 E Kelser Road
Columbia City IN 46725

REDACTION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Kevin Michel

SURVEYOR'S CERTIFICATION

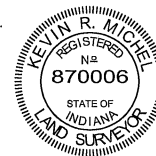
I, the undersigned Registered Land Surveyor licensed in compliance with the laws of the state of Indiana, hereby certify the hereon Plat to correctly represent a Survey of the real estate described above as made under my direction, that all the monuments shown thereon actually exist, that lots and streets shown in the Plat have been established in accordance with true and established boundaries of said Survey, and that this Survey and accompanying report has been completed in accordance with Title 865-IAC 1-12 and all other amendments thereto.

I hereby certify that to the best of my knowledge the above Plat and Survey are correct.

Prepared by:

Kevin R. Michel

Kevin R. Michel, Professional Surveyor



DEED OF DEDICATION

We the undersigned, Michael D. Schrader and Cathy A. Schrader, owners of the real estate shown and described herein by virtue of a certain deed recorded as Document Number 2016070196, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as HOMESTEAD ACRES, a subdivision in Whitley County, Indiana. All rights-of-way of public roads, streets, and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure, except as in conformance with the requirements of the Whitley County Zoning Ordinance.

A perpetual easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement," to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, and anchors and other equipment for the purpose of serving the subdivision or adjoining property with telecommunication, electric, gas, sewer, and water service as a part of the respective utility systems, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid.

The owners of land over which a Regulated Drain Easement right-of-way runs may use the land in any manner consistent with Indiana Code 36-9-27 and the proper operation of the drain. Permanent structures may not be placed on any right-of-way without the written consent of the Whitley County Drainage Board. Temporary structures may be placed upon or over the right-of-way without the written consent of the Board, but shall be removed immediately by the owner when so ordered by the Board or by the County Surveyor. Crops grown on a right-of-way are at the risk of the owner, and if necessary, in the reconstruction or maintenance of the drain, may be damaged without liability on the part of the surveyor, the Board, or their representatives. Trees, shrubs, and woody vegetation may not be planted in the right-of-way without the written consent of the Board, and trees and shrubs may be removed by the surveyor, if necessary, to ensure the proper operation or maintenance of the drain.

Areas designated on the plat as "Drainage Easement" are hereby reserved to the County, or subsequent governmental authority, for the purpose of constructing, maintaining, operating, removing, and replacing stormwater drainage facilities, be it surface or subsurface, in accordance with plans and specifications approved by the Whitley County Engineer, or comparable agent of a subsequent governmental authority. No plantings, structures, fill, or other materials shall be placed in the Drainage Easements so as to impede the flow of storm water. Drainage Easements shall not be disturbed in a manner as to interfere with the flow of storm water and all grades shall be maintained as constructed. Responsibility for the maintenance of Drainage Easement stormwater facilities, including but not limited to periodic removal and disposal of accumulated particulate material and debris and mowing of common stormwater detention areas, shall remain with the owner or owners of property within the plat, and such responsibility shall pass to any successive owner.

The removal of any obstructions located in any Utility Easement or Drainage Easement by an authorized person or persons performing maintenance or other work authorized herein shall in no way obligate the person in damages or to restore the obstruction to its original form.

No owner of any Lot or any other parcel within this Plat shall at any time remonstrate against or attempt to cause the cessation of any farming operation, whether now existing or existing in the future, which interferes with the residential use of the Lot or tract owned by the person or the tract owned by the person or persons remonstrating. Any person accepting title to a Lot or tract within this Plat, acknowledges that general agricultural areas exist adjacent to or near this Plat, and that activities on such agricultural areas may result in normal farm interference such as noise, odor, dust, agricultural implement traffic, unusual hours, and other normal agricultural uses.

In addition to the Lots, Rights-of-way, Easements, and Building Lines dedicated on the face of this plat, the property is also subject to additional "Protective Covenants and Restrictions" that may be recorded together with this plat.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2046, at which time said covenants, or restrictions, shall be automatically renewed for successive periods of ten years unless amended through the Plan Commission. Invalidation of any one of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the owners of the lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this _____ day of _____, 20____.

Michael D. Schrader

Cathy A. Schrader

Witness

State of Indiana)
County of Whitley)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Michael D. Schrader and Cathy A. Schrader, and _____, Witness, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

Notary Public

My Commission Expires

WALKER & ASSOCIATES
EST. 1984
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640 Fax: (260) 244-4640 E-mail: mail@walkersurveying.net
www.walkersurveying.net
LAND SURVEYING, CIVIL ENGINEERING,
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RY-110-11-02-20

WHITLEY COUNTY HIGHWAY

801 SOUTH LINE STREET COLUMBIA CITY, IN 46725

PHONE: (260) 248-3123 FAX: (260) 248-3125

e-mail: whitleyhighway@whitleygov.com

December 9, 2020

Columbia City/Whitley County Joint Planning & Building Department
220 W Van Buren St Ste 204
Columbia City IN 46725
Attention: Nathan Bilger

Subject: Homestead Acres

Dear Nathan:

The subject subdivision plat and site have been reviewed for drainage and highway requirements. There are no regulated drains on the property, therefore, there are no statutory setbacks for regulated drains.

Regarding the Highway Department, the lot is located on State Road 9. If a driveway permit is needed, it would have to be applied for through the Indiana Department of Transportation.

Thank you,



Brandon C Forrester, PE
Whitley County Engineer



PREVENT. PROMOTE. PROTECT.

Whitley County Health Department
220 W. VanBuren Street, Ste. 111
Columbia City, IN 46725
Phone (260) 248-3121 - Fax (260) 248-3129

12-04-20

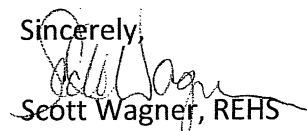
To Whom It May Concern:

Soil analysis has been completed for lot 1 of the Homestead Acres Addition, located in Section 26, T: 31N, R: 9E, of Columbia Township, in Whitley County, Indiana. Based on the soils report, soils contained in the areas of the assigned soil borings do allow for the installation of an on-site sewage disposal system. This lot already has one permitted septic system installed for the current use of the residence. Based on this report, there is one more location available for a septic system on this lot. This lot has a high seasonal water table but it should not be a factor for these On-site systems if additional perimeter drainage is provided. If care is given to protect the areas suited for the septic systems, there will exist appropriate areas; however, if the areas are disturbed, there may be grounds to reject this lot.

These areas, on this lot, need to be staked off prior to the construction of driveways, houses or any excavation on the lots, by the landowner, developer, or contractor. During construction in the addition, there shall be no soil placed in the areas on or around the soil boring areas, and large equipment shall not be driven over or placed upon the soil boring areas. All on-site sewage disposal systems shall not be placed in depressed contours, swales, areas subject to ponding, over field tiles or in the power line easement. There must exist appropriate drainage for all soil boring areas before permits are issued. Once again, both soil boring sites on this lot shall be staked off completely, until all construction of the site is completed. Each soil boring site shall be preserved for the life of the lot.

As long as the areas for the septic systems remain undisturbed, the Whitley County Health Department will consider this lot for well and septic permit applications.

Sincerely,


Scott Wagner, REHS

**Whitley County Soil and Water Conservation District
788 West Connexion Way—Suite C
Columbia City, IN 46725
Phone 260-244-6266 ext. 3
Fax 260-248-2062**



December 4, 2020

Mark Cullnane, Planner I
Columbia City/Whitley County
Joint Planning & Building Department
220 W. Van Buren Street, Suite 204
Columbia City, Indiana 46725

Re: Homestead Acres
Preliminary Plat of Subdivision

Mark:

It appears the intent of this subdivision is to create a buildable lot for a single family residence. At present, submittal of an erosion control plan and a Notice of Intent is not required for the construction of a rural single family residence when less than 5 acres is disturbed. However, there are Rule 5 requirements that will apply to construction activities on the lot. The applicable provisions of Rule 5 are attached.

If some other type of construction is proposed, submittal of an erosion control plan and a Notice of Intent may be required. Please let me know if this is the case. After IDEM's new construction general permit takes effect in early 2021, submittal of an erosion control plan and a Notice of Intent will be required for construction of a single family residence if more than one acre of land is disturbed.

According to the USDA Soil Survey, the soils on the lot are highly erodible. Minimizing the amount of area disturbed and temporary seeding of disturbed areas can help reduce erosion during construction. Keeping undisturbed vegetation around the perimeter of the construction site is recommended. All disturbed areas should be stabilized permanently as soon as possible after construction activities are completed.

All the soils on the lot percolate slowly. Therefore, planning and construction of a septic system will require extra care. Some of the soils also have the potential to shrink and swell. Strengthening foundations and basement walls and backfilling with coarse textured material can help prevent damage caused by shrinking and swelling.

Please give the developer a copy of the attached Rule 5 provisions.

Sincerely yours,

Jon Gotz

Jon Gotz
Whitley County Soil and Water
Conservation District

Mark Cullnane

From: Hanaway, Jason <jhanaway@indot.IN.gov>
Sent: Thursday, December 3, 2020 2:05 PM
To: Nathan Bilger; Mark Cullnane
Subject: RE: Request for comment on 20-W-SUBD-22 Homestead Acres

Nathan and Mark,

Thanks for the clarification. I have no comments at this time.

Respectfully,

Jason M. Hanaway, P.E.

District Permit Manager

5333 Hatfield Road

Fort Wayne, IN 46808

Office: (260) 969-8254

Mobile: (260) 350-1248

Email: jhanaway@indot.in.gov



From: Nathan Bilger <wcplanning@whitleygov.com>
Sent: Thursday, December 03, 2020 10:43 AM
To: Mark Cullnane <wcplanning2@whitleygov.com>; Hanaway, Jason <jhanaway@indot.IN.gov>
Subject: RE: Request for comment on 20-W-SUBD-22 Homestead Acres

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Jason-

The Deed of Dedication on the sheet 2 of the plat dedicates the ROW to the public (second sentence, second paragraph).

If INDOT wants deeded fee simple ownership, they will need to acquire it.

Thanks,

-Nathan

Nathan Bilger, AICP
Executive Director
Columbia City/Whitley County Joint Planning & Building Dept

220 W Van Buren Street, Ste 204
Columbia City, IN 46725
(260) 248-3112

From: Mark Cullnane
Sent: Thursday, December 3, 2020 8:38 AM
To: Nathan Bilger <wcplanning@whitleygov.com>
Subject: RE: Request for comment on 20-W-SUBD-22 Homestead Acres

Mike Schrader is splitting off 4 ac from 70± ac parcel between Keiser and SR 9 for his daughter and son-in-law. The frontage is along SR 9. Jason Hanaway from INDOT has asked if the dedicated ROW will be deeded to INDOT?

Mark Cullnane
Planner I
Columbia City/Whitley County Joint Planning & Building Department
220 West Van Buren Street, Suite 204
Columbia City, IN 46725
260-248-3112
wcplanning2@whitleygov.com

From: Hanaway, Jason [<mailto:jhanaway@indot.IN.gov>]
Sent: Wednesday, December 2, 2020 4:34 PM
To: Mark Cullnane <wcplanning2@whitleygov.com>
Subject: RE: Request for comment on 20-W-SUBD-22 Homestead Acres

Mark,

Will the dedicated Right of Way be deeded to INDOT?

Thanks,

Jason M. Hanaway, P.E.
District Permit Manager
5333 Hatfield Road
Fort Wayne, IN 46808
Office: (260) 969-8254
Mobile: (260) 350-1248
Email: jhanaway@indot.in.gov



From: Mark Cullnane <wcplanning2@whitleygov.com>
Sent: Wednesday, December 02, 2020 3:29 PM
To: jon.gotz@in.nacdn.net; Emily Romine <wctaxdeputy@whitleygov.com>; bauld@nisource.com; b_deutsch@nremc.com; Hanaway, Jason <jhanaway@indot.IN.gov>; Brandon Forrester <wcengineer@whitleygov.com>; Smith, Rob D <Robert.D.Smith@centurylink.com>
Subject: Request for comment on 20-W-SUBD-22 Homestead Acres

Mark Cullnane

From: Brad Deutsch <b_deutsch@nremc.com>
Sent: Thursday, December 3, 2020 9:35 AM
To: Mark Cullnane
Subject: RE: Request for comment on 20-W-SUBD-22 Homestead Acres

NREMC has no comment.

Brad Deutsch
Field Engineering Supervisor
O: 1-888-413-6111 ext. 427
C: 260-229-6662

4901 East Park 30 Drive | Columbia City, IN 46725



From: Mark Cullnane <wcplanning2@whitleygov.com>
Sent: Wednesday, December 2, 2020 3:29 PM
To: jon.gotz@in.nacdn.net; Emily Romine <wctaxdeputy@whitleygov.com>; bauld@nisource.com; Brad Deutsch <b_deutsch@nremc.com>; Hanaway, Jason <jhanaway@indot.IN.gov>; Brandon Forrester <wcengineer@whitleygov.com>; Smith, Rob D <Robert.D.Smith@centurylink.com>
Subject: Request for comment on 20-W-SUBD-22 Homestead Acres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am reaching out to request comment on proposed subdivision 20-W-SUBD-22 Homestead Acres. Petitioner is requesting a 1-lot subdivision. The parent tract (PIN 92-06-26-000-112.000-003) is located on the south side of E. Keiser Road, approximately 600' south of S. State Road 9 in Section 26 of Columbia Township. Please note that the location of the proposed subdivision is just south of 3290 S. State Road 9, Columbia City, in the northeast quarter of Section 26. The preliminary plat is attached.

Please let me know if you have questions or concerns.

Thank you,

Mark Cullnane
Planner I

Mark Cullnane

From: BAuld@nisource.com
Sent: Wednesday, December 2, 2020 3:53 PM
To: Mark Cullnane
Subject: Re: Request for comment on 20-W-SUBD-22 Homestead Acres

Hi Mark,

NIPSCO has no conflicts with the proposal. We currently have 6" Steel High Pressure Main on the East side of SR 9 at this location.

- Brad Auld -

Brad Auld | Engineer II | Northern Indiana Public Service Company

NIPSCO | 1501 Hale Ave | Fort Wayne, IN 46802 | ☎ O: (260) 257-6608 C: (260)241-4141
✉ :bauld@nisource.com

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-----Mark Cullnane <wcplanning2@whitleygov.com> wrote: -----

To: "jon.gotz@in.nacdnet.net" <jon.gotz@in.nacdnet.net>, Emily Romine <wctaxdeputy@whitleygov.com>, "bauld@nisource.com" <bauld@nisource.com>, "b_deutsch@nremc.com" <b_deutsch@nremc.com>, "Hanaway, Jason" <jhanaway@indot.IN.gov>, Brandon Forrester <wcengineer@whitleygov.com>, "Smith, Rob D" <Robert.D.Smith@centurylink.com>
From: Mark Cullnane <wcplanning2@whitleygov.com>
Date: 12/02/2020 03:34PM
Subject: Request for comment on 20-W-SUBD-22 Homestead Acres

USE CAUTION: This email was sent from an external source. Think before you click links or open attachments. If suspicious, please forward to security@nisource.com for review.

Hello,

I am reaching out to request comment on proposed subdivision 20-W-SUBD-22 Homestead Acres. Petitioner is requesting a 1-lot subdivision. The parent tract (PIN 92-06-26-000-112.000-003) is located on the south side of E. Keiser Road, approximately 600' south of S. State Road 9 in Section 26 of Columbia Township. Please note that the location of the proposed subdivision is just south of 3290 S. State Road 9, Columbia City, in the northeast quarter of Section 26. The preliminary plat is attached.

Please let me know if you have questions or concerns.

