

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

22-W-SUBD-7 PRIMARY PLAT APPROVAL

Eric & Shannon Proegler

Proegler Estates, northeast corner of 300 West and Buckles Road

JULY 20, 2022

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.50 acres	Lot size:	1.837 acre	1.84 acres
Number of lots:	2 lots	Lot width:	225'	334.51'±
Dedicated ROW:	0.57 acre	Lot frontage:	50'	334.51'±

The petitioner, owner of the subject property, is requesting an approval for a two-lot subdivision to be named Proegler Estates. The proposed plat is located on the north side of 800 South, about 300' west of 700 East in Section 14 of Jefferson. The site is currently unimproved.

Proposed are two lots and dedicated right-of-way. Platting is required due to previous splits from the 1979 parent tract. These are the first platted lots from the 2018 parent tract, so no rezoning is required. Any additional platted lots from the 65± acre 2018 parent tract would trigger rezoning. The nearest current CFO is about 14,250' to the northwest. The anticipated use is for residential.

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

A 35' wide half right-of-way for the county road would be dedicated along the frontage. 10' drainage and/or utility easements are shown on the perimeters of the lots.

Sanitary sewer infrastructure is in place along 800 South, but it is Staff's understanding that the petitioner has been denied access to it by the sewer owner. So the proposed lots would be on well and septic.

At the time of this writing, no substantive comments had yet been received.

Separate restrictive covenants have not been submitted at the time of this writing.

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. Address any review comments received. Any Health Department requirements must be met prior to recordation of the plat.
2. Secondary plat approval delegated to the Plan Commission Staff.

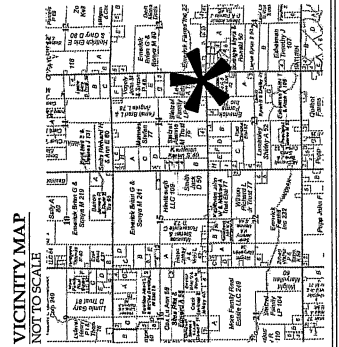
Date report completed: 7/7/22

PLAN COMMISSION RECORD OF ACTION

Motion: By: _____ Second by: _____
 Approve _____
 Approve w/conditions _____
 Deny _____

<i>Vote:</i>	Drew	Emerick	Hodges	Johnson	Kurtz-Seslar	Schrumpf	J. Wolf	Wright
<i>Yes</i>								
<i>No</i>								
<i>Abstain</i>								

SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA



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

FIELD WORK COMPLETED ON 6-7-2022

BASIS OF BEARINGS
The basis of bearings for this drawing is an adjutant's deed bearing of 50°-17'-00"W for the East line of the Southeast Quarter of Section 14, Township 30 North, Range 10 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 Friesler Estates contains 4.30 acres.
Lot Number 1 contains 2.09 acres.
Lot Number 2 contains 2.21 acres.
There are 0.57 acres of Dedicated Right-of-Way.

LEGEND
M = MEASURED
P = PLAT
X = WALKER


FIELD WORK COMPLETED ON 6-7-2022

BASIS OF BEARINGS

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The basis of bearings for this drawing is an adjainer's deed bearing of S00°-17'-00"W for the East line of the Southeast Quarter of Section 14, Township 30 North, Range 10 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 Proegler Estates contains 4.50 acres.
Lot Number 1 contains 2.09 acres.
Lot Number 2 contains 1.84 acres.
There are 0.57 acres of Dedicated Right-of-Way.



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**LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING**

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Stetzel Family
Limited
Partnership

Bordner,
Mason &
Sonja

Leeuw, Edward A, Trustee
Of The Edward A Leeuw
Revocable Trust

Emerick
Farms Inc.

Saturn
Christian
Church

McKinzie,
Kirk

Wagoner,
James Dean
& Dawn

Proegler,
Eric &
Shannon K

Burkholder,
Earl H
& Beth A

Herber,
Alexander J

E 1800 S

S 700 E

Anderson,
Russell
& Amy

Wagoner,
James D
& Dawn T

Wagoner, Joe
A & Jane E

Minnick,
Patricia A &
Brower, Gregg R

Caldwell,
Mark A

Stein,
Darian T

Williams,
Michael H &
Charlene K

Emerick
Farms, Inc

Wagoner, Joe Allen &
Jane; Dunfee, Judy Ann
& Kerry; & Wagoner,
James Dean & Dawn

Dunfee, Kerry
A & Judy Ann

Burris,
Terry D

Battershell,
Brad & Kirstin

Behny, Dawn M

Enrietto,
John III

Hoffman,
Linda M

Heim, Dwayne
R & Susan K &
Heim, Adam D

Gionti,
Christopher
J & Tina M