

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

23-W-SUBD-5 PRIMARY PLAT APPROVAL

MAY 17, 2023

Trenton Rowland

AGENDA ITEM: 2

Tipple Acres

West side of 950 West, 1,000' north of 1000 South

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.48 acres	Lot size:	1.837 acre	4.15 acre
Number of lots:	1 lot	Lot width:	225'	450'±
Dedicated ROW:	0.33 acre	Lot frontage:	50'	472.12'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a one lot subdivision to be named "Tipple Acres." The proposed plat is located on the west side of 950 West, approximately 1,000' north of 1000 South in Section 30 of Cleveland Township. The property is currently unimproved.

The purpose of the proposed plat is to create a building site. Platting is required due to previous splits from the 1979 parcel. The remainder parcel would exceed 10 acres, and so is exempt from platting as it is used for agriculture. This is the first platted lot from the 2018 parcel, 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.

UTILITY AND REVIEW COMMENTS

Comment letters received (as of date of staff report)

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

The County Engineer stated that permissible driveway location would be within the northern 150' of the parcel due to sight distance limitations. He also noted the restrictions associated with the legal drain easement on the western corner of the property.

Soil & Water Conservation District stated that there were potential wetlands along the southern edge of the proposed lot, and that the ditch was frequently flooded. They recommended not disturbing the low ground area without consulting a qualified environmental professional. Also provided were normal comments regarding erosion control and guidelines to be provided to the applicant.

The Health Department had not yet received any soil testing.

The Parcel Committee had no comment. No utility comments were received.

A 30' wide right-of-way for county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. The 75' legal drain easement extends about 185' into the property.

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. Health Department requirements be met.
2. A notation be added to the plat that driveways would be permitted only in the northernmost 150' frontage of Lot 1.
3. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 5/10/23

PLAN COMMISSION RECORD OF ACTION

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

Vote:	Baker	Drew	Emerick	Green	Hodges	Johnson	Kurtz-Seslar	Schuman	Wolf
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									