

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

23-W-SUBD-15 PRIMARY PLAT APPROVAL

Thomas & Hillary Zumbrun
Teton Village
East side of 450 East, 1900 feet north of 600 North

NOVEMBER 15, 2023

AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	5.95 acres	Lot size:	1.837 acre	5.91 acre
Number of lots:	1 lot	Lot width:	225'	597.50'±
Dedicated ROW:	0.04 acre	Lot frontage:	50'	50'

The petitioners, owners of the subject property, are requesting preliminary plat approval for a one lot subdivision to be named "Teton Village". The proposed plat is located on the east side of 450 East, about 1,900' north of 600 North in Section 5 of Smith Township. The property to be platted is currently unimproved; a house with agriculture buildings is located on the remainder tract.

The proposed plat would split off one lot, intended to construct a residence. The subdivision is required due to prior splits from the 1979 parent tract. No rezoning is required as this would be the first platted lot from the 2018 parent parcel.

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. Highway	X	Sanitary Sewer	NA	INDOT	NA
Telephone		SWCD	X	Water	NA		

A 35' wide right-of-way for the county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot.

The County Engineer noted that the proposed frontage would likely not meet the minimum sight distance requirements for a driveway permit. This would be reviewed in detail if/when a driveway permit was requested.

The Parcel Committee noted that the graphics on the title line of the plat document could be misread if there is need to rescan the document in the future. Moving them elsewhere on the plat may be acceptable.

No covenants were submitted. For one-lot plats, this is not unusual.

Other comments received stated the proposal was adequate.

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. Two septic sites are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 11/8/2023

PLAN COMMISSION RECORD OF ACTION

Motion:

By:

Second by:

Approve

Approve w/conditions

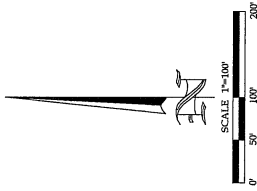
Deny

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

PRELIMINARY **TETON VILLAGE**

PRELIMINARY

SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 32 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA



LEGEND
M = MEASURED
P = PLAT
X = WALKER MONUMENT
U. & D.E. = UTILITY & DRAINAGE EASEMENT
C = CALCULATED
R = RECORDED

FIELD WORK COMPLETED ON 9-27-2023

BASIS OF BEARINGS

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.

AREA NOTES

The Plat of Teton Village contains 5.95 acres. Lot Number 1 contains 5.91 acres. There are 0.04 acres of Dedicated Right-of-Way.

SURVEY RECORDING NOTE

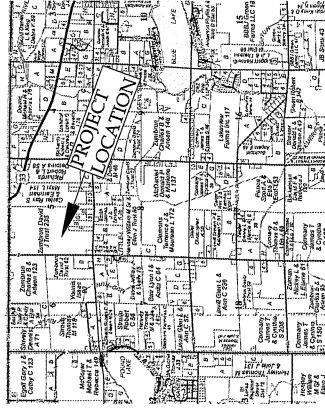
The original boundary survey for this Plat is recorded in Document Number 202310217 in the records of Whitley County, Indiana.

LEGAL DRAIN NOTE

The Whitley County Surveyor's Legal Drain Map shows a legal tile drain running through the surveyed tract. Per Indiana Code 36-5-27 legal tile drains have 75-foot wide drainage easements on each side of the tile. The approximate location of the legal tile drain is shown on this survey. Prior to any construction of a permanent structure near the legal drain easement, the location of the centerline of the tile should be verified by the Whitley County Surveyor.

VICINITY MAP

NOT TO SCALE



WALKER & ASSOCIATES
112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725

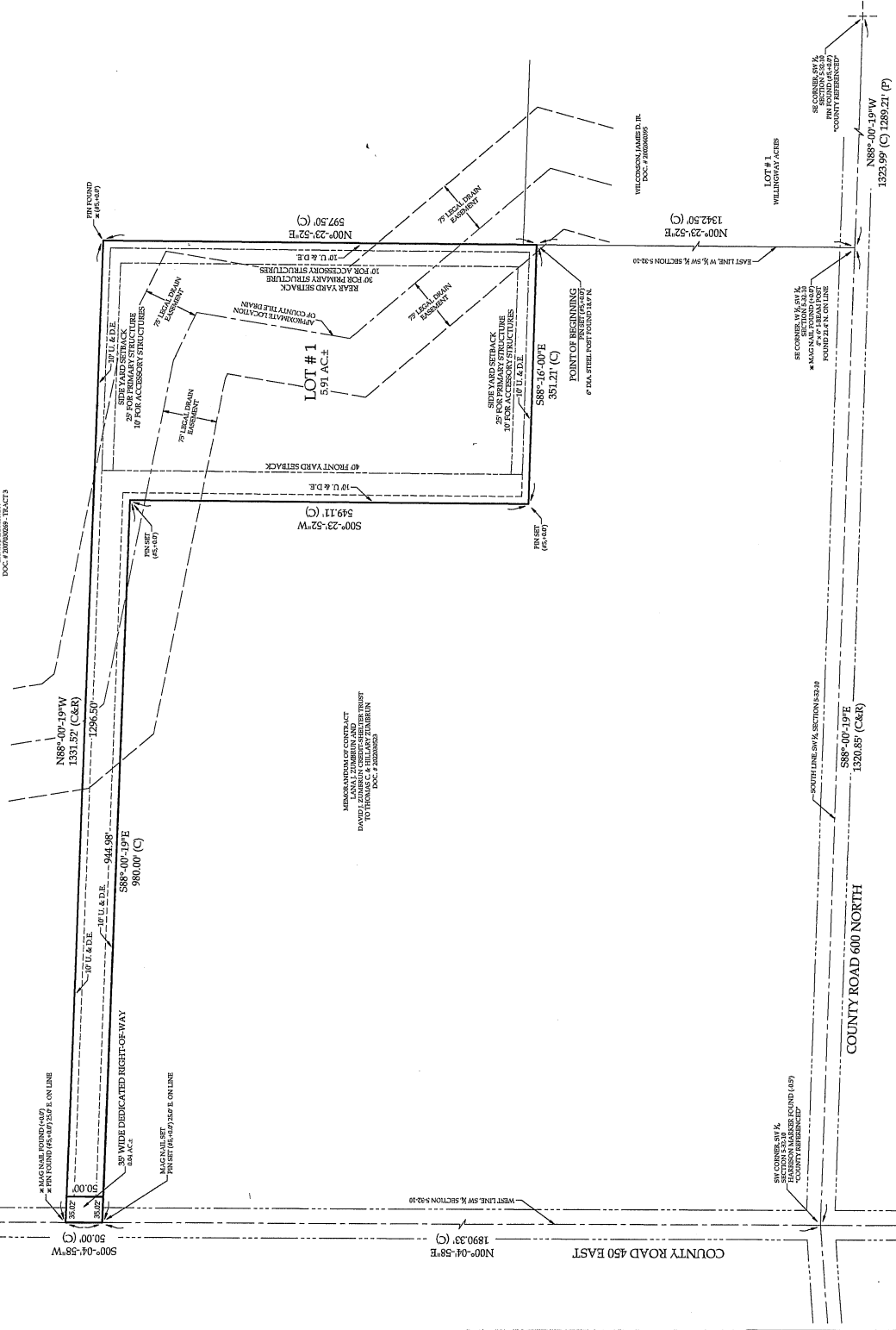
Phone: (317) 244-4400
Email: info@walker-surveying.net

LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING

PAGE 1 OF 2

SC-102-09-27-23

DAVID J. ZIMMERMANN CHERIE SHELTER TRUST
RECORDING DOCUMENT 202310217
DOC. # 202309095





C.W.
Zumbrun
LLP

C.W.
Zumbrun
LLP

Bartlett, Tony R.
Bartlett, Cindy A.
K & Bartlett, Jacob

Bartlett, Jacob
& Bartlett,
Ty Jacob

Straub,
Thomas M

Younis, Isaac

Zumbrun, Lana J &
Zumbrun, Charles
F, Trustee Of The
David J Zumbrun,
Credit Shelter Trust

Jasper,
Daniel E
Egolf,
Brock E

Jasper,
Daniel E

Herron,
Reynard L

Jasper,
Daniel E

Targgart,
Steven L &
Rebecca E

Zeller, Allen
E & Dorothy

Lahr, Robert
R & Karen A

Givens,
James S IV &
Catherine M

Davis,
Jeffrey J &
Shelly

Owen,
William F

Green,
Richard Allen
& Paula Sue

Rice,
Zachariah A
& Brook L

Green,
Richard
Allen

Straub, Thomas
Mark & Jane K

Laux,
Brittany
& Malcolm, Kyle

Kindy,
Craig
Eugene

Parish,
Arden L

Parish,
Arden L

Garza,
Justin

Butler, Oras
C & Donna J

Greider, Jack H &
Anita S Greider
Revocable Living Trust

Metzger, Scott
L & Metzger,
Athena S

Grace, David
R & Joann F

Barnhart,
Michael J
& Mindy J

Linville,
Steven P &
Kathleen C

Kanis,
Rick A &
Christina L

Williams,
Donald E &
Shirley A

Miller, Timothy
W & Love-Stone,
Roxanna M

Barnhart,
Michael J
& Mindy J

Smith, James
J & Sharon K

Temet, Bernon
J & Julie M

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Zumbrun, Lana J &
Zumbrun, David J
Credit Shelter Trust

Temet, Bernon
J & Julie M

Temet, Bernon
J & Julie M

Carter, Rex S
& Earnhart,
Mitzi L

Williams,
Donald E &
Shirley A

Williams,
Donald E &
Shirley A

Barnhart,
Michael J
& Mindy J

Smith, James
J & Sharon K

Temet, Bernon
J & Julie M

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J & Julie M

Temet, Bernon
J & Julie M

N 450 E
E 600 N

Zumbrun, Lana J &
Zumbrun, David J
Credit Shelter Trust

Carter, Rex S
& Earnhart,
Mitzi L

Barron,
Jeremy B &
Lindsay

Barron,
Jeremy B &
Lindsay A

Barron,
Jeremy B &
Lindsay A

Doehman,
Thomas L

Gross,
Todd E
& Debra M

Comman,
Kimberly Paige &
Curtis Russell

Gross, Todd
E & Debra M

Zumbrun, Lana J &
Zumbrun, Charles F, Trustee
Of The David J Zumbrun
Credit Shelter Trust

Helmchen,
Judy A
Living Trust

Henney, William M
Sr & Henney, Ellen
J Family Trust