

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

23-W-SUBD-18 PRIMARY PLAT APPROVAL

David & Catelyn Moses

Moses Addition, 6090 North 750 East

DECEMBER 20, 2023

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	3 acres	Lot size:	1.837 acre	2.66 acre
Number of lots:	1 lot	Lot width:	225'	491'±
Dedicated ROW:	0.34 acre	Lot frontage:	50'	491.29'

The petitioners, future owners of the subject property, are requesting preliminary plat approval for a one lot subdivision to be named "Moses Addition." The proposed plat is located on the East side of 750 East, 500 feet north of Highway 33, in Section 2 of Smith Township. The subject property is currently unimproved; the parent tract has a dwelling and outbuildings.

The purpose of the proposed plat is to create a building site. Platting is required due to the size of the proposed parcel; the remainder tract will enjoy "first free" exempt status. 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	X	Health	X	Cable TV		Parcel Cmte.	X
Gas		Co. Engineer	X	Sanitary Sewer	NA		
Telephone		SWCD	X	Water	NA		

The Soil & Water Conservation District commented that there may be a potential soil issues on the south part of the proposed lot, so that would need to be addressed if construction were to extend that far. Also provided were normal comments regarding erosion control and guidelines to be provided to the applicant.

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.

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: 12/06/2023

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>									

RJ-167-11-20-23



Brown Farms And
Rentals, Llc

Brown Farms And
Rentals, Llc

Backman,
David P &
Deanna L

Leffler,
Gregory A &
Cynthia A

Bell, Thomas
F & Sarah M

Smith, Christina
D & Smith, Jay A

Thomas,
Steven M &
Carey R

Gordon, Gary
A & Connie L

Gilliom
Farms Llc

Gordon, Gary
A & Connie L

Green, Thomas E
Revocable Trust

Foor,
Jessica L

N 750 E

Gilliom
Farms Llc

Stetzel, Jo
Ann & Todd R

J B Sons
General
Partnership

Faust,
Kyle G

Coe,
Steven A

EUS 33
Dammeyer,
Adam D &
Brandi L

Metro Real
Estate Inc

Gilliom
Farms Llc

Klein, David C
& Brittney Noel

Dammeyer, Renee
& Dammeyer, Adam

Hagerman, George
H & Marie J

Teusch, Tenancy
by the Entirety,
Trust Agreement

Gilliom
Farms Llc

Hill, Kenneth
G & Karan S

Delgado, Jack
J & Robyn L

Coe,
Christi A

Jb Sons
General
Partnership

EUS 33

Bitz,
Earl W
& Stefanie

Murray,
Gregory P

Mey, Richard
D & Leslie A

Nicodemus,
Justin L

Nicodemus,
Justin L

Martin, Bruce A &
Martin-Whitcombe,
Jennifer Lynne

Fuller,
Wendy J

Bullock,
Rocky L &
Rebekah

Lee,
Justin

Roe,
Gregory A

Holler,
Mike E

Murray,
Gregory P

Murray,
Gregory P

Murray,
Greg

Trout, Byron
E & Lisa J

J&C Nicodemus
Family, Farms
LLC

State Of
Indiana Dept
Of Highways

J B Sons
General
Partnership

State Of
Indiana Dept
Of Highways

State Of
Indiana Dept
Of Highways

Young, Russell Lewis

Myers, Garry
W & Ray Rose F

Strifler,
Michael &
Mullins, Debra

N BLUE LAKE RD

Engle,
Kathi A

Salesman,
Greg &
Teresa

Salesman,
Greg &
Teresa

Diller,
George A &
Bonnie L

Murray,
Gregory P

Gordon, Cody
& Nancy

Geiger,
Darrin E &
Kelly M

Robbins, Gary
L & Deborah K

Valentine
Realty LLC

All American Rv
Resorts I, Llc

RECEIVED

DEC 07 2023

To: PLANNING and BUILDING DEPARTMENT
WHITLEY COUNTY, INDIANA
From: Russell Gilliom — Gilliom Farms LLC
Subject: Moses addition - drainage issues
Date: December 7, 2023

Please consider this ongoing drainage issue that the county and I have tried to address for years. The county has raised the road level at least once and I have spent several thousand dollars placing drain tile and vents to alleviate flooding on CR 750 in addition to my farm field resulting in crop losses over the years. Stand on my property and it can be easily seen the pond blocks the natural flow of water. Whatever drainage is there is not working. This pond was probably in violation of several drainage laws for our state and county. See map for out line of pond and the water flow to the ditch to Blue River drainage system. This problem area needs to be resolved and this is a good time to do this. The ponding and lack of drainage will be facilitated by better drain tile or elimination of the pond acting as a dam blocking the natural water flow.

Thank you for your attention to this matter,
Russell Gilliom
Gilliom Farms LLC

See enclosed maps

Google Maps Churubusco



Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft



Posing

Churubusco

Indiana 46723

Sunny · 34°F
8:31 AM

