

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**24-W-SUBD-5    PRIMARY PLAT APPROVAL**  
Christopher & Jordan Dillree  
Grayson Acres, 52 E. Morsches Road

**MARCH 20, 2024**  
**AGENDA ITEM:    2**

**SUMMARY OF PROPOSAL**

Current Zoning:	RR, Rural Residential		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	9.31 acres	Lot size:	.344 acre	4.11 acre
Number of lots:	2 lot	Lot width:	100'	282.47'+
Dedicated ROW:	0	Lot frontage:	50'	282.47'

The petitioners, owners of the subject property, are requesting preliminary plat approval for a two-lot subdivision to be named "Grayson Acres." The proposed plat is located on the south side of Morsches Road, east of State Road 109, in Section 4 of Thorncreek Township. Historically, this property was part of the Crooked Lake golf course.

The property is comprised of Lot 1 of Bishop Ridge Addition, recorded in 2023. The purpose of the proposed replat is to create a new building site. With recent right-of-way dedication included with the previous subdivision plat, no additional is proposed.

The proposed replat 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		Cable TV		Parcel Cmte.	X
Gas		Co. Engineer	X	Sanitary Sewer	X		
Telephone		SWCD	X	Water	NA		

The Soil & Water Conservation District commented that there may be potential soil issues in a low area next to the east line of Lot 1 that is occupied by Pewamo soil. Also provided were normal comments regarding erosion control and guidelines to be provided to the applicant. The U.S. Fish and Wildlife Wetlands Mapper shows a possible wetland in a swale on Lot 1 just north of the line between Lots 1 and 2 about 250 feet east of SR 109.

The County Engineer commented that if a driveway is to be located onto Morsches Road, there are sight distance issues on the site. A preliminary review indicates the driveway would have to be located further than 260 feet away from the eastern edge of the property to provide sufficient sight distance. Sight distance will be reassessed when a permit is filed.

Note that the 20' side yard setback exceeds the 10' code minimum but aligns with the 20' drainage and/or utility easements as shown on the perimeter of the lots.

No comment had been received from the Health Department at the time of writing. Any wells would need to be permitted through that department.

**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: 3/12/2024

**PLAN COMMISSION RECORD OF ACTION**

Motion:

By:

Second by:

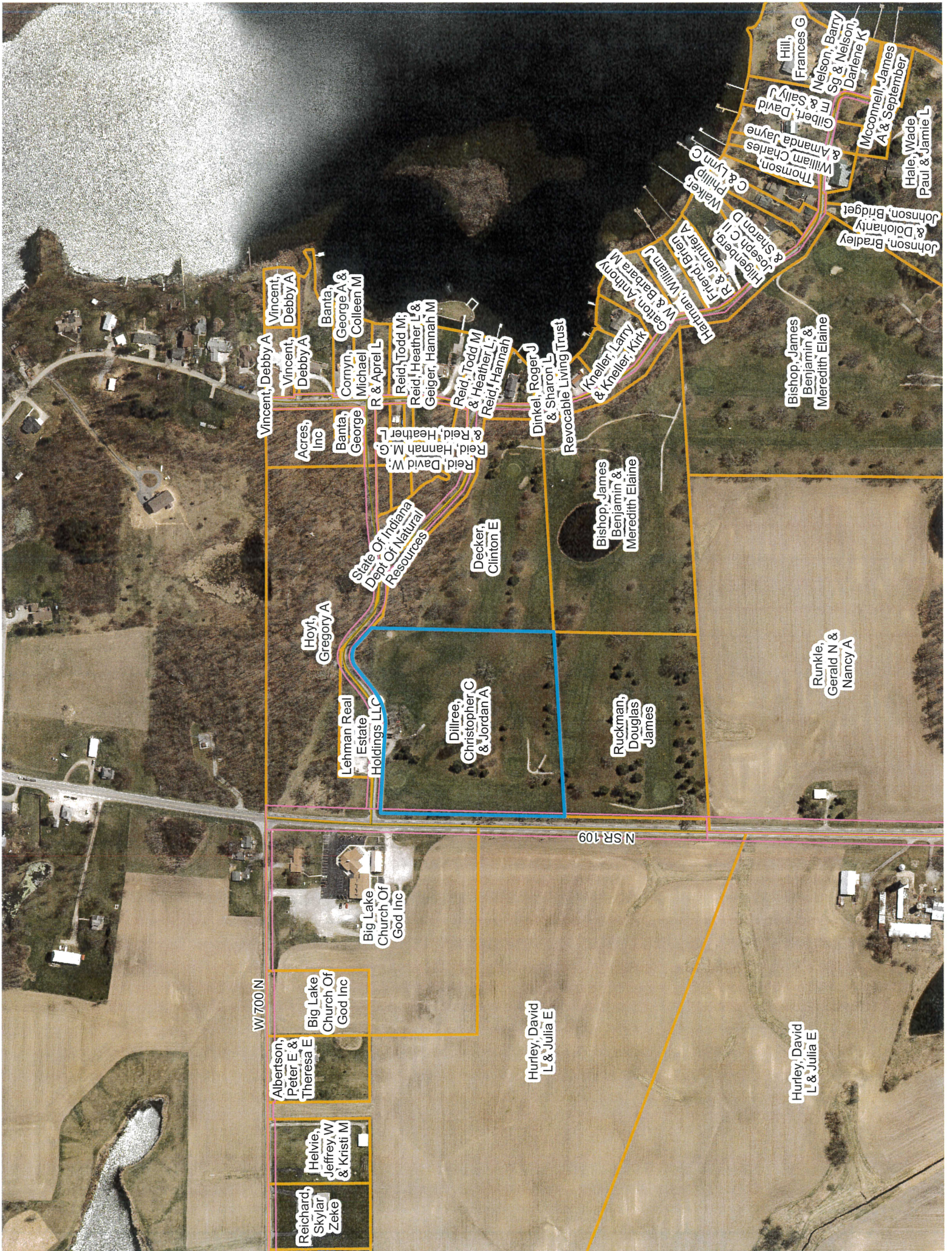
Approve

Approve w/conditions

Deny

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





W 700 N

NSR 109

Reichard, Skylar Zeke

Helvie, Jeffrey W & Kristi M

Big Lake Church Of God Inc

Big Lake Church Of God Inc

Albertson, Peter E & Theresa E

Lehman Real Estate Holdings LLC

Hoyt, Gregory A

State Of Indiana Dept Of Natural Resources

Dillree, Christopher C & Jordan A

Decker, Clinton E

Acres, Inc

Banta, George Michael

Banta, George A & Colleen M

Vincent, Debby A

Vincent, Debby A

Vincent, Debby A

Reid, Todd M; Reid, Heather L & Geiger, Hannah M

Reid, Todd M; Reid, Heather L & Geiger, Hannah M

Reid, Todd M; Reid, Heather L & Geiger, Hannah M

Reid, Todd M; Reid, Heather L & Geiger, Hannah M

Reid, Todd M; Reid, Heather L & Geiger, Hannah M

Reid, Todd M; Reid, Heather L & Geiger, Hannah M

Reid, David W; Reid, Hannah M; Reid, Heather L

Reid, David W; Reid, Hannah M; Reid, Heather L

Reid, David W; Reid, Hannah M; Reid, Heather L

Reid, David W; Reid, Hannah M; Reid, Heather L

Reid, David W; Reid, Hannah M; Reid, Heather L

Reid, David W; Reid, Hannah M; Reid, Heather L

Hurley, David L & Julia E

Hurley, David L & Julia E

Ruckman, Douglas James

Runkle, Gerald N & Nancy A

Bishop, James Benjamin & Meredith Elaine

Bishop, James Benjamin & Meredith Elaine

Dinkel, Roger J & Sharon L

Dinkel, Roger J & Sharon L

Dinkel, Roger J & Sharon L

Dinkel, Roger J & Sharon L

Dinkel, Roger J & Sharon L

Dinkel, Roger J & Sharon L

Revocable Living Trust

Revocable Living Trust

Revocable Living Trust

Revocable Living Trust

Revocable Living Trust

Revocable Living Trust

Kneller, Larry & Kneller, Kirk

Kneller, Larry & Kneller, Kirk

Kneller, Larry & Kneller, Kirk

Kneller, Larry & Kneller, Kirk

Kneller, Larry & Kneller, Kirk

Kneller, Larry & Kneller, Kirk

Gallon, Anthony W & Barbara M

Gallon, Anthony W & Barbara M

Gallon, Anthony W & Barbara M

Gallon, Anthony W & Barbara M

Gallon, Anthony W & Barbara M

Gallon, Anthony W & Barbara M

Friend, Brian J

Friend, Brian J

Friend, Brian J

Friend, Brian J

Friend, Brian J

Friend, Brian J

Hilgenberg, Joseph C II

Hilgenberg, Joseph C II

Hilgenberg, Joseph C II

Hilgenberg, Joseph C II

Hilgenberg, Joseph C II

Hilgenberg, Joseph C II

Walker, Phillip C & Lynn O

Walker, Phillip C & Lynn O

Walker, Phillip C & Lynn O

Walker, Phillip C & Lynn O

Walker, Phillip C & Lynn O

Walker, Phillip C & Lynn O

Thomson, William Charles & Amanda Jayne

Thomson, William Charles & Amanda Jayne

Thomson, William Charles & Amanda Jayne

Thomson, William Charles & Amanda Jayne

Thomson, William Charles & Amanda Jayne

Thomson, William Charles & Amanda Jayne

Johnson, Bradley & Dolanahy

Johnson, Bradley & Dolanahy

Johnson, Bradley & Dolanahy

Johnson, Bradley & Dolanahy

Johnson, Bradley & Dolanahy

Johnson, Bradley & Dolanahy

Hale, Wade Paul & Jamie L

Hale, Wade Paul & Jamie L

Hale, Wade Paul & Jamie L

Hale, Wade Paul & Jamie L

Hale, Wade Paul & Jamie L

Hale, Wade Paul & Jamie L

McConnell, James A & September

McConnell, James A & September

McConnell, James A & September

McConnell, James A & September

McConnell, James A & September

McConnell, James A & September

Nelson, Barry Sg & Nelson, Darlene K

Nelson, Barry Sg & Nelson, Darlene K

Nelson, Barry Sg & Nelson, Darlene K

Nelson, Barry Sg & Nelson, Darlene K

Nelson, Barry Sg & Nelson, Darlene K

Nelson, Barry Sg & Nelson, Darlene K

Hill, Frances G

Hill, Frances G

Hill, Frances G

Hill, Frances G

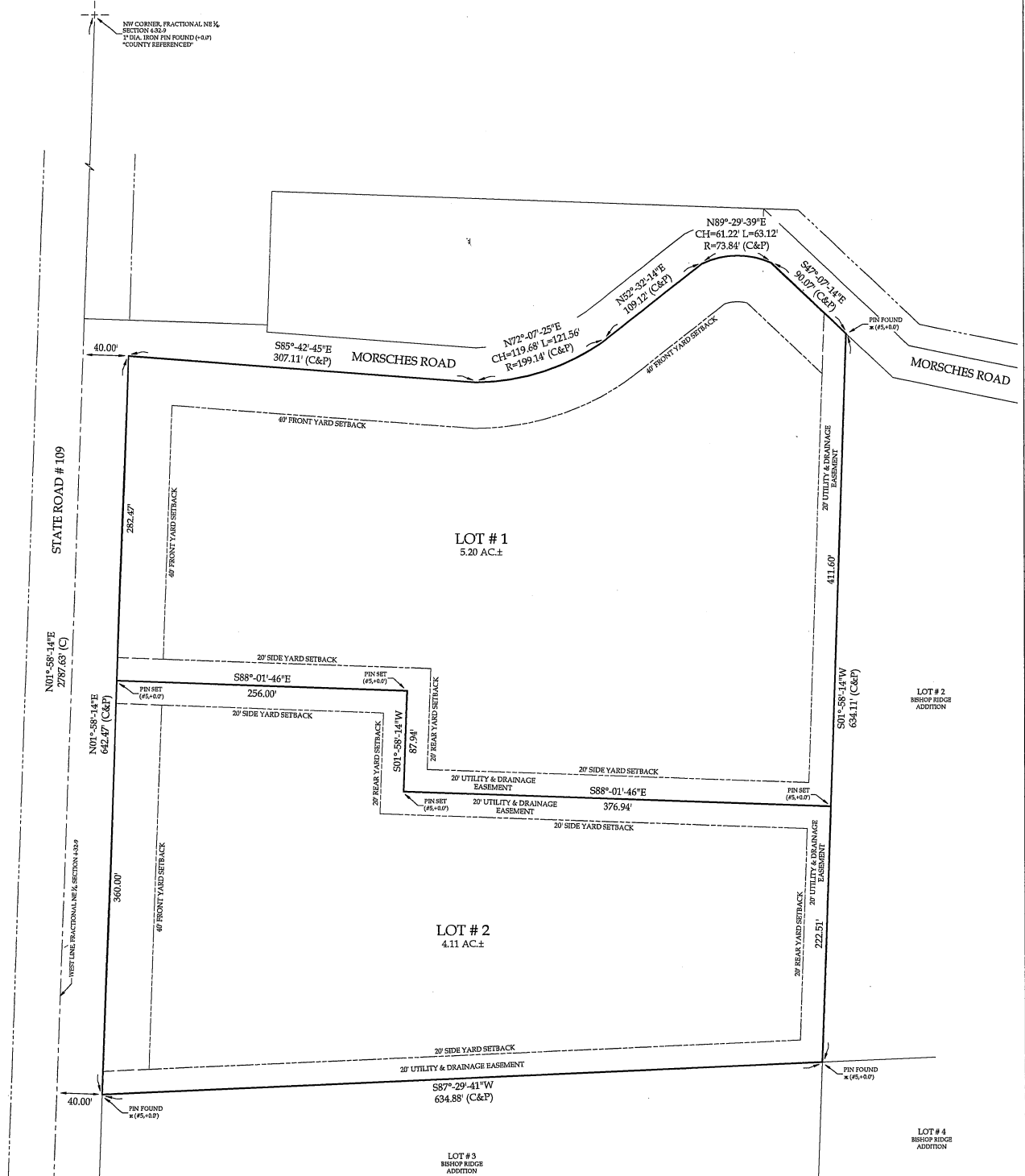
Hill, Frances G

Hill, Frances G



# GRAYSON ACRES (PRELIMINARY)

BEING A REPLAT OF LOT NUMBER 1 IN BISHOP RIDGE ADDITION, WHITLEY COUNTY, INDIANA



## LEGEND

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

FIELD WORK COMPLETED ON 1-19-2024

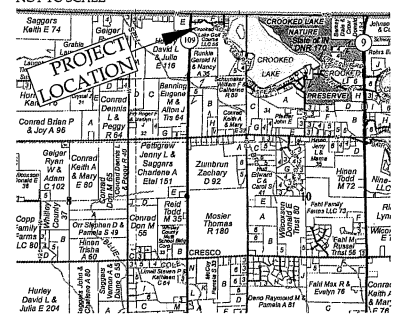
## BASES OF BEARINGS

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 Grayson Acres contains 9.31 acres.  
Lot Number 1 contains 5.20 acres.  
Lot Number 2 contains 4.11 acres.

## VICINITY MAP NOT TO SCALE



**WALKER & ASSOCIATES** EST. 1984

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PAGE 1 OF 2

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