

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**24-W-SUBD-13 PRIMARY PLAT APPROVAL**  
Dwight & Patricia Stetzel  
Stetzel Grainery Subdivision

**JULY 17, 2024**  
**AGENDA ITEM: 1**

**SUMMARY OF PROPOSAL**

|                 |                  |               | <u>Code Minimum</u> | <u>Proposed Minimum</u> |
|-----------------|------------------|---------------|---------------------|-------------------------|
| Current Zoning: | AG, Agricultural |               |                     |                         |
| Area of plat:   | 2.01 acres       | Lot size      | 1.837 acre          | 80,152 sq. ft.          |
| Number of lots: | 1 lot            | Lot width     | 225'                | 256'±                   |
| Dedicated ROW:  | 0.17 acre        | Lot frontage: | 50'                 | 253.74'                 |

The petitioners, owners of the subject property, are requesting preliminary plat approval for a one-lot subdivision to be named "Stetzel Grainery Subdivision." The proposed plat is located on the west side of 200 East, about ½ mile south of 800 South in Section 24 of Washington Township.

The purpose of the proposed plat is to split the existing grain bins and scale from the other existing farm structures and the tillable acreage and transfer it to a new owner. Platting is required due to the number of splits since 1979. This is the first platted lot from the 2018 parcel, so no rezoning is required. As it is, the use of the property is for agricultural purposes, so it would not require rezoning even if it were the third platted lot since the rezoning rule applies to Major *Residential* Subdivisions. However, it is most prudent to assume that the platted lot could become residential at some point in the future and be treated as such.

There are setback encroachments that are created with this split, as well as some existing encroachments. A variance request has been filed with the BZA to address these issues. Otherwise, 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 |   | Sanitary Sewer |              |   |
| Telephone |   | SWCD         | X | Water          | NA           |   |

The Soil & Water Conservation District provided standard information on erosion control and requirements if the disturbed area exceeds 1 acre.

Comment had not been received from the County Engineer at the time this report was written.

A 30' wide dedicated right-of-way for the county road is shown on the plat. 10' drainage and/or utility easements are shown on the lot perimeter. If the existing driveway around the pole building is to be retained, an ingress/egress easement might be appropriate.

In the proposed subdivision name, "granary" is the proper spelling as opposed to "grainery". However, if the proposed spelling is intentional, it is not likely to cause severe confusion.

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

Date report completed: 07/10/2024

**PLAN COMMISSION RECORD OF ACTION**

Motion:

By:

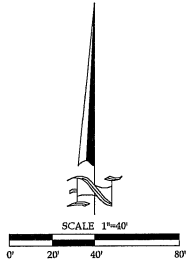
Second by:

- 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>      |              |              |             |                |              |               |                |                     |             |

# STETZEL GRAINERY SUBDIVISION (PRELIMINARY)

SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, AND IN THE SOUTHEAST QUARTER OF SECTION 24,  
ALL BEING IN TOWNSHIP 30 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA



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

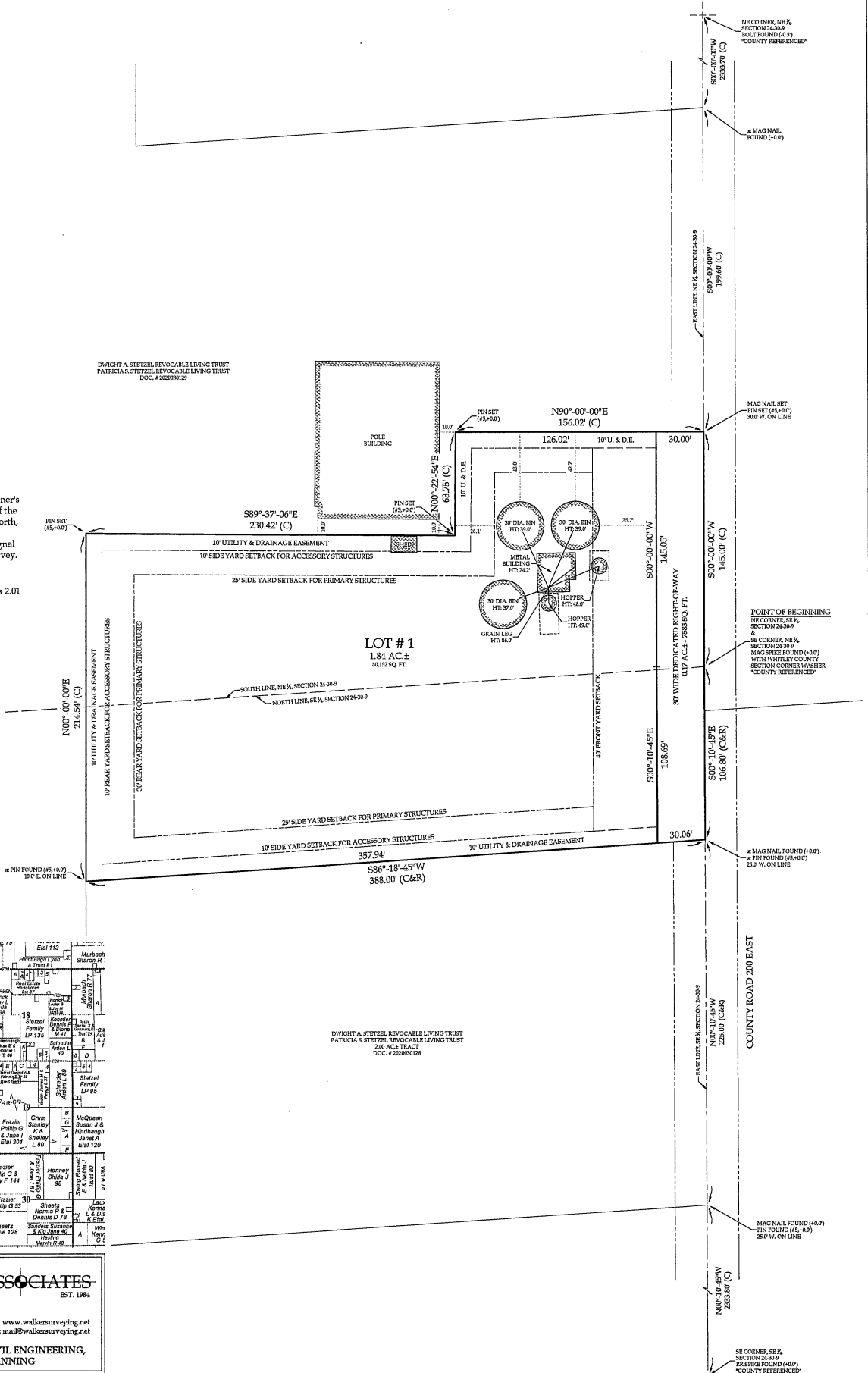
FIELD WORK COMPLETED ON 5-20-2024

### BASIS OF BEARINGS

The basis of bearings for this drawing is an adjoining's deed bearing of  $500^{\circ}-00'-00''$ W for the East line of the Northeast Quarter of Section 24, Township 30 North, Range 9 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized in this survey.

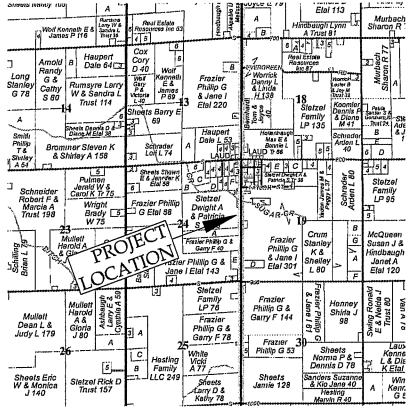
### AREA NOTES

The Plat of Stetzel Grainery Subdivision contains 2.01 acres.  
Lot Number 1 contains 1.84 acres.  
There are 0.17 acres of Dedicated Right-of-Way.



### VICINITY MAP

NOT TO SCALE



**WALKER & ASSOCIATES**  
EST. 1984  
112 WEST VAN BUREN STREET  
COLUMBIA CITY, IN 46725  
Phone: (260) 244-3640      www.walkersurveying.net  
Fax: (260) 244-4640      E-mail: mail@walkersurveying.net

LAND SURVEYING, CIVIL ENGINEERING,  
& LAND PLANNING



Gregory B & Kathy A

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Dill, Gregory B & Kathy A

Rohr, Rick L & Laura L

Southward Living Trust

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Chacon, Cornelio R Sr

Schuman, Dennis D & Corissa R

King, Rodenick A II

Aligood, Donna

Fairchild, Gregory A

Mahan, Christopher K & Susan S

Pettigrew, Brian

Mahan, Christopher K & Susan S

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Preston, Deann

Harmeyer, Matthew

Dennis, Craig E

Junk, Rex A & Cheryl E

Rosario, Jose & Kimberly

Langwell, Eugene L & Susan M

Harrington, Leland P

Reynolds, Ryan L & Kelley M

1868

1856

Worrick, Nathaniel L & Marie

Stetzel, Adam D & Jill M

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