

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

23-W-SUBD-2 PRIMARY PLAT APPROVAL
Clifford & Donna Nation
Nation Subdivision
1577 N. 450 East

MARCH 15, 2023
AGENDA ITEM: 1

SUMMARY OF PROPOSAL

| | | | | |
|-----------------|------------------|---------------|---------------------|-------------------------|
| Current Zoning: | AG, Agricultural | | <u>Code Minimum</u> | <u>Proposed Minimum</u> |
| Area of plat: | 7.40 acres | Lot size: | 1.837 acre | 7.34 acre |
| Number of lots: | 1 lot | Lot width: | 225' | 423'± |
| Dedicated ROW: | 0.06 acre | Lot frontage: | 50' | 50'± |

The petitioner, owners of the subject property, is requesting preliminary plat approval for a one lot subdivision to be named "Nation Subdivision." The proposed plat is located on the west side of 450 East, approximately 150' north of SR 205, located in Section 31 of Smith Township. The property is currently improved with a house and outbuildings.

The purpose of the proposed plat is to split the existing house from the rest of the property. Platting is required due to previous splits from the 1979 parcel. The remainder parcel would total approximately 27.6 acres, and so is exempt from platting. This is the first platted lot from the 2018 parcel, so no rezoning is required.

Note that the forked shape of the proposed lot is due to an existing 25' wide strip that contains a shared driveway for 1615 N 450 East. Since the time that 25' wide strip was created, the zoning code was amended to require a minimum 50' frontage. The proposed lot meets this requirement by going around the house parcel. The 25' strip would continue to be maintained for the actual driveway location.

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 | | Water | NA | |

Being that there are existing improvements on the lot, there were few substantive comments received. The County Engineer noted that if the 50' wide strip were used for a new driveway in lieu of the existing driveway, the point of access would be limited to the southern portion of that strip. The Health Department noted that a second soil test would be required as a platted lot.

A 35' wide right-of-way for county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. Ingress/egress easements are proposed along the 50' strip; however, there does not appear to be any specification as to the purpose of them. The existing ingress/egress easement on the 25' strip is also shown.

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. Consider clarifying who the grantee is of the new ingress/egress easements.
2. Health Department requirements be met.
3. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 3/6/23

PLAN COMMISSION RECORD OF ACTION

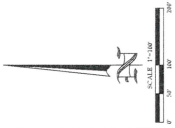
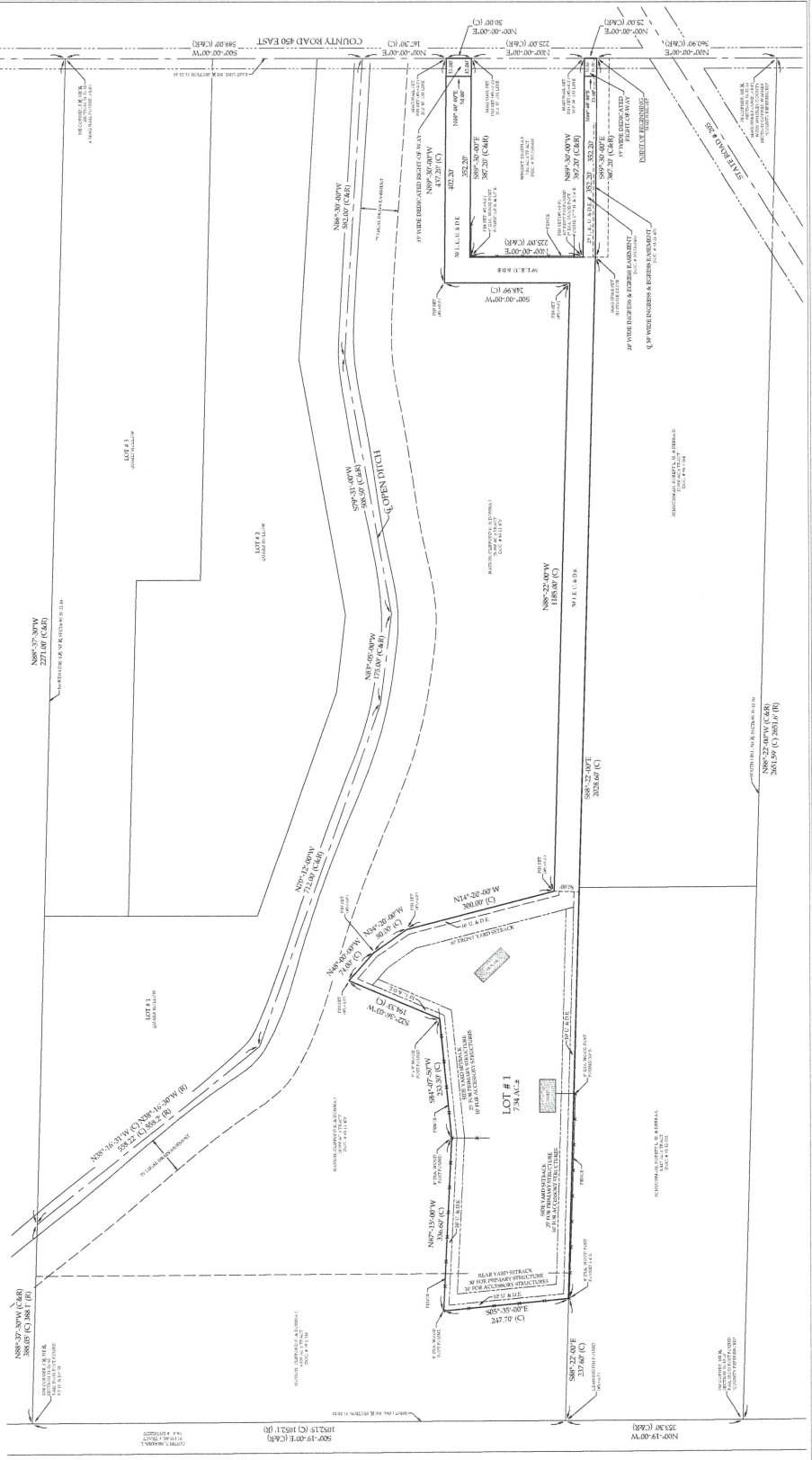
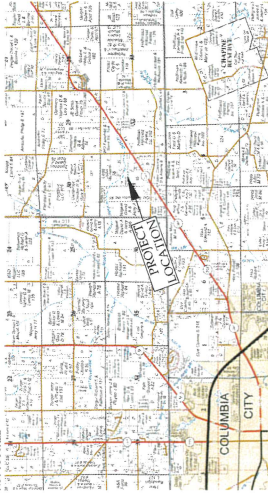
Motion: _____ By: _____ Second by: _____
 Approve _____
 Approve w/conditions _____
 Deny _____

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

NATION SUBDIVISION (PRELIMINARY)

SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA

VICINITY MAP
NATION SUBDIVISION



LEGEND
 C = CALCULATED
 P = PLAT RECORDED
 R = RECORDED
 L = L.I.U.D.E. = LANDSCAPE, EGRESS, UTILITY & DRAINAGE EASEMENT
 U.I.U.D.E. = UTILITY & DRAINAGE EASEMENT
 FIELD WORK COMPLETED ON 2-14-2025

PROPERTY ADDRESS
 13974-140E
 Columbia City, IN 46725

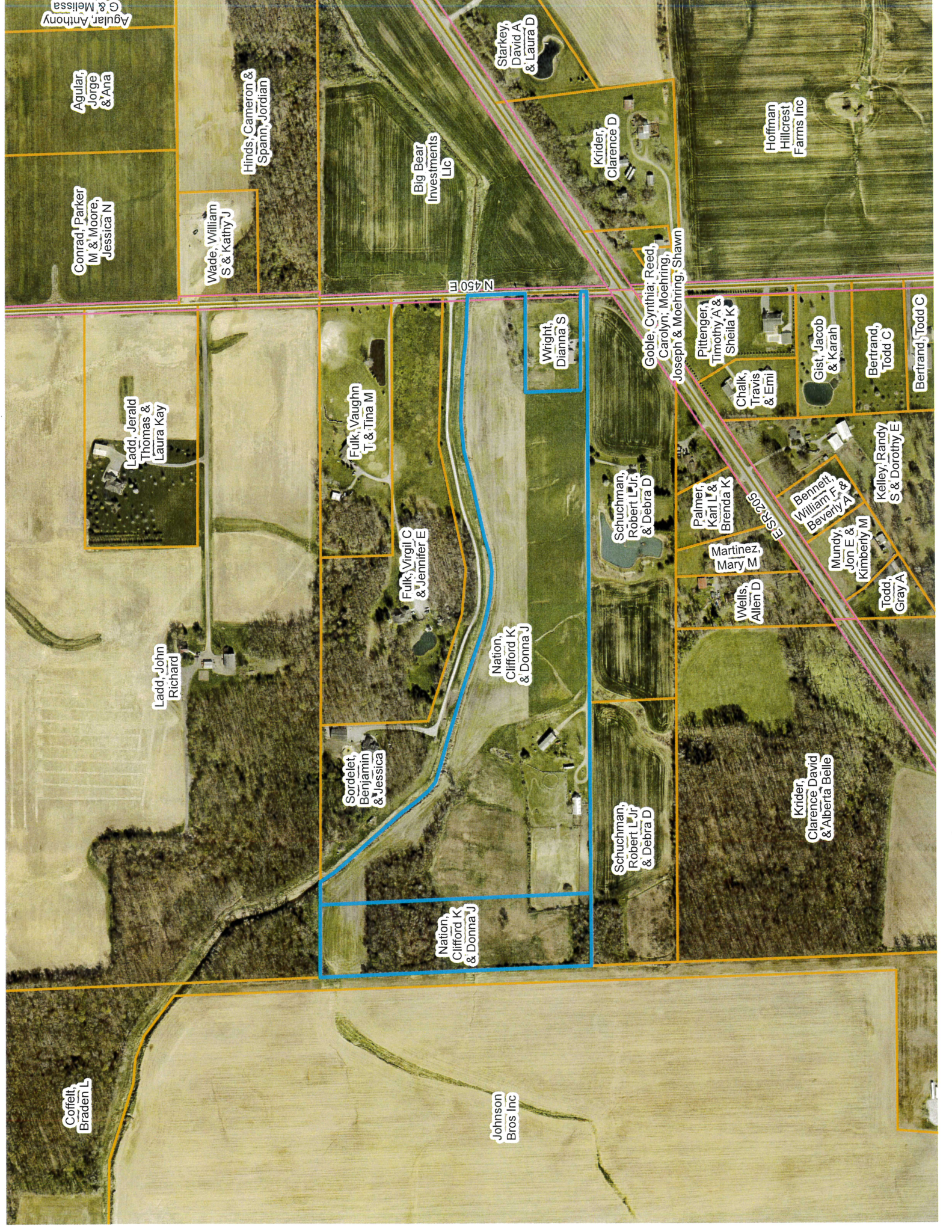
BASIS OF BEARINGS
 The bearings and distances were calculated by the use of a total station. The bearings were measured on the ground. The distances were measured on the ground. The bearings were measured on the ground. The distances were measured on the ground.

AREA NOTES
 The lot area of this subdivision contains 7.60 acres. There are 0.26 acres of Discharged Right-of-Way. There are 0.26 acres of Discharged Right-of-Way. There are 0.26 acres of Discharged Right-of-Way. There are 0.26 acres of Discharged Right-of-Way.

WALKER & ASSOCIATES
 112 WEST MAIN STREET
 COLUMBIA CITY, IN 46725
 Phone: (317) 344-8400
 Email: walker@walkerandassociates.com
 www.walkerandassociates.com

LAND SURVEYING, CIVIL ENGINEERING,
 & PLANNING SERVICES

PAGE 1 OF 2 | 19-07C-14-25



Coffelt, Braden L

Johnson Bros Inc

Ladd, John Richard

Sordelet, Benjamin & Jessica

Naton, Clifford K & Donna J

Fulk, Virgil C & Jennifer E

Fulk, Vaughn T & Tina M

Ladd, Jerald Thomas & Laura Kay

Wade, William S & Kathy J

Hinds, Cameron & Spann, Jordian

Big Bear Investments LLC

Starkey, David A & Laura D

Schuchman, Robert L Jr & Debra D

Wright, Dianna S

Schuchman, Robert L Jr & Debra D

Martinez, Mary M

Wells, Allen D

Mundy, Jon E & Kimberly M

Kriider, Clarence David & Alberta Belle

Bennett, William L & Beverly A

Todd, Gray A

Kelley, Randy S & Dorothy E

Gist, Jacob & Karah

Bertrand, Todd C

Bertrand, Todd C

Hoffman Hillcrest Farms Inc

Goble, Cynthia, Reed, Carolyn, Moehring, Joseph & Moehring, Shawn

Pittenger, Timothy A & Sheila K

Chalk, Travis & Emi

Gist, Jacob & Karah

Bertrand, Todd C

Agular, Jorge & Ana

Conrad, Parker M & Moore, Jessica N

Agular, Anthony G & Melissa

N 450 E

E SR 205

**Whitley County Soil and Water Conservation District
788 West Connexion Way—Suite C
Columbia City, IN 46725
Phone 260-244-6266 ext. 3**



March 3, 2023

Brent Bockelman, Planner I
Columbia City/Whitley County
Joint Planning & Building Department
220 W. Van Buren Street, Suite 204
Columbia City, Indiana 46725

Re: Nation Subdivision
Preliminary Plat

It appears that the intent of this subdivision is to create a separate lot for an existing residence and driveway. The Whitley County Soil & Water Conservation District has no concerns with the preliminary plat if no new construction is proposed for the new lot or the remainder parcel.

Please let me know if any new construction is proposed.

Sincerely yours,

Jon Gotz

Jon Gotz
Whitley County Soil and Water
Conservation District



WHITLEY COUNTY
Surveyor & Engineer Dept
County Government Center
220 West Van Buren St., Suite 203
Columbia City, IN 46725
Phone (260) 248-3107

March 3, 2023

Brent Bockelman
Columbia City/Whitley County
Planning & Building Department
220 W. Van Buren Street Suite 204
Columbia City, Indiana 46725

RE: Nation Subdivision 23-W-SUBD-2
Engineer Review

Dear Brent,

The subject subdivision plat have been reviewed for both drainage and highway requirements.

Drainage:

- The subdivided lots are outside of the 75 foot easement for the Rouch LA drain, so there are not drainage concerns.

County Highways:

- If a drive is desired from the 50 foot easement to the north of the lot owned by Dianna Wright onto N 450 E, a drive permit will be required from the Whitley County Highway Department. There are sight distance issues on this site, a preliminary review indicates that the drive should be located in the southern portion of the 50 foot easement to have a chance to meet sight distance criteria. Sight distance will be reassessed when a permit is filed.
- When the driveway permit is filed, depending on the location, the appropriate culvert size will be determined. Finally, at a minimum, the first ten feet of the driveway needs to fall away from the edge of pavement, for drainage purposes.

Thank you,

A handwritten signature in black ink, appearing to read "Brad Allen".

Brad Allen, PE
Whitley County Engineer