

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

23-W-SUBD-13 PRIMARY PLAT APPROVAL

SEPTEMBER 20, 2023

Desiree Monet

AGENDA ITEM: 6

Hiler Road Subdivision

South side of Hiler Road, 0.4 mile east of 700 East

SUMMARY OF PROPOSAL

| | | | | |
|-----------------|------------------|---------------|---------------------|-------------------------|
| Current Zoning: | AG, Agricultural | | <u>Code Minimum</u> | <u>Proposed Minimum</u> |
| Area of plat: | 2.34 acres | Lot size: | 1.837 acre | 1.84 acre |
| Number of lots: | 1 lot | Lot width: | 225' | 550'± |
| Dedicated ROW: | 0.50 acre | Lot frontage: | 50' | 685.36' |

The petitioner, owner of the subject property, is requesting preliminary plat approval for a one lot subdivision to be named "Hiler Road Subdivision." The proposed plat is located on the south side of Hiler Road, about 0.4 mile east of 700 East in Section 25 of Union 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 | X | SWCD | X | Water | NA | | |

The County Engineer stated that due to sight distance issues, the only permissible driveway location would be lined up with the driveway directly across the road. A final assessment would be done with a driveway permit request.

Soil & Water Conservation District stated that there may be a potential wetland along the western edge of the proposed lot, so that would need to be addressed if construction were to extend that far west. 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. A notation be added to the plat that a driveway would be permitted approximately 475' northwest of the eastern corner of the proposed lot, subject to final determination by the County Engineer.
3. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 9/13/23

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> | | | | | | | | | |



New York
Central
Lines Llc

Derheimer,
Michael T
& Doris A

Denihan, Patrick
W & Patricia A

Rentschler, Robert
D & Pamela L

Moss, Donna
W & Luann L

Sederlund, Alan

Kathleen J
Matya

Follis,
Michael A
& Judith A

Creech, Ken &
Lisa M

Mccoy,
Michael W

Creech, Ken &
Lisa M

Schaefer,
Randy K &
Susan E

Osborn,
Susanne M

Craig, Janet E
Hughes,
Philip T
& Eva M

Osborne,
Robert &
Susanne

Shearer,
William C

Brumfield,
Densil

Gingras,
Christopher R
& Lori A

Rose,
Roger

Peters, Scott
A & Jennifer D

Wilson,
Chad A &
Amber J

Peters,
Scott &
Jennifer

Wilhelm & Michelle M
Benefit Of Karen A
Trustee Of The Trust
Agreement For The

Mccoy,
Michael W

Mccoy,
Michael W

Durand,
Joshua

Morgan,
Pamela Ann

Wilhelm, James E Sr.
Trustee Of The Trust
Agreement For The

EMILIER RD

Monet,
Desiree R

E 400 S

Morgan,
Pamela Ann

Hauth,
Rex A

Fecher,
Shirley A

Fecher,
Nancy

Steel
Dynamics,
Inc.

Miller,
Aaron J
& Maria D

S 700 E

Ostrander,
Michael P

Ostrander,
Michael P

Claxton,
Edwin L
& Janet M

Fecher,
Shirley A

Claxton,
Janet M

Claxton,
Edwin Scott

Claxton,
Janet M &
Edwin L

Mccoy,
Michael W

State Of
Indiana

Mccoy,
Michael W

Mccoy,
Travis G

Ross,
Jeanne K

Mccoy, Michael W

Medlin Family
Investments LLC

