

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

24-W-SUBD-1 PRIMARY PLAT APPROVAL
Shane & Shannon Mills
S&G Mills Subdivision, 4011 W. 500 North

**JANUARY 17, 2024
AGENDA ITEM: 2**

SUMMARY OF PROPOSAL

			<u>Code Minimum</u>	<u>Proposed Minimum</u>
Current Zoning:	AG, Agricultural			
Area of plat:	19.36 acres	Lot size:	1.837 acre	4.56 acre
Number of lots:	2 lots	Lot width:	225'	355'±
Dedicated ROW:	0.66 acre	Lot frontage:	50'	355.47'

The petitioners, owners of the subject property, are requesting preliminary plat approval for a two-lot subdivision to be named "S&G Mills Subdivision." The proposed plat is located on the south side of 500 North, 1,400 feet west of 375 West, in Section 14 of Etna-Troy Township. The subject property is currently improved with a pavilion, shed, and pond on the proposed Lot 1, and a dwelling and outbuilding on the proposed Lot 2.

The purpose of the proposed plat is to create a new building site. Platting is required due to the number of previous splits since 1979. 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 highly erodible soil issues on the lot and made recommendations on ways to minimize erosion. It was suggested to place stone on the driveway as soon as it is cut and graded. Also provided were normal comments regarding erosion control and guidelines to be provided to the applicant.

The County Engineer noted that the petitioner had received consent for a permanent structure from the Drainage Board to encroach into the legal drain easement on Lot 1.

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 lots.

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: 1/3/2024

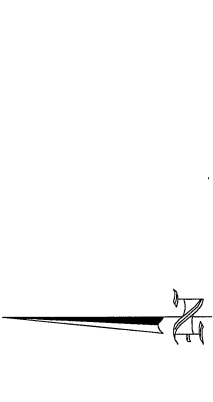
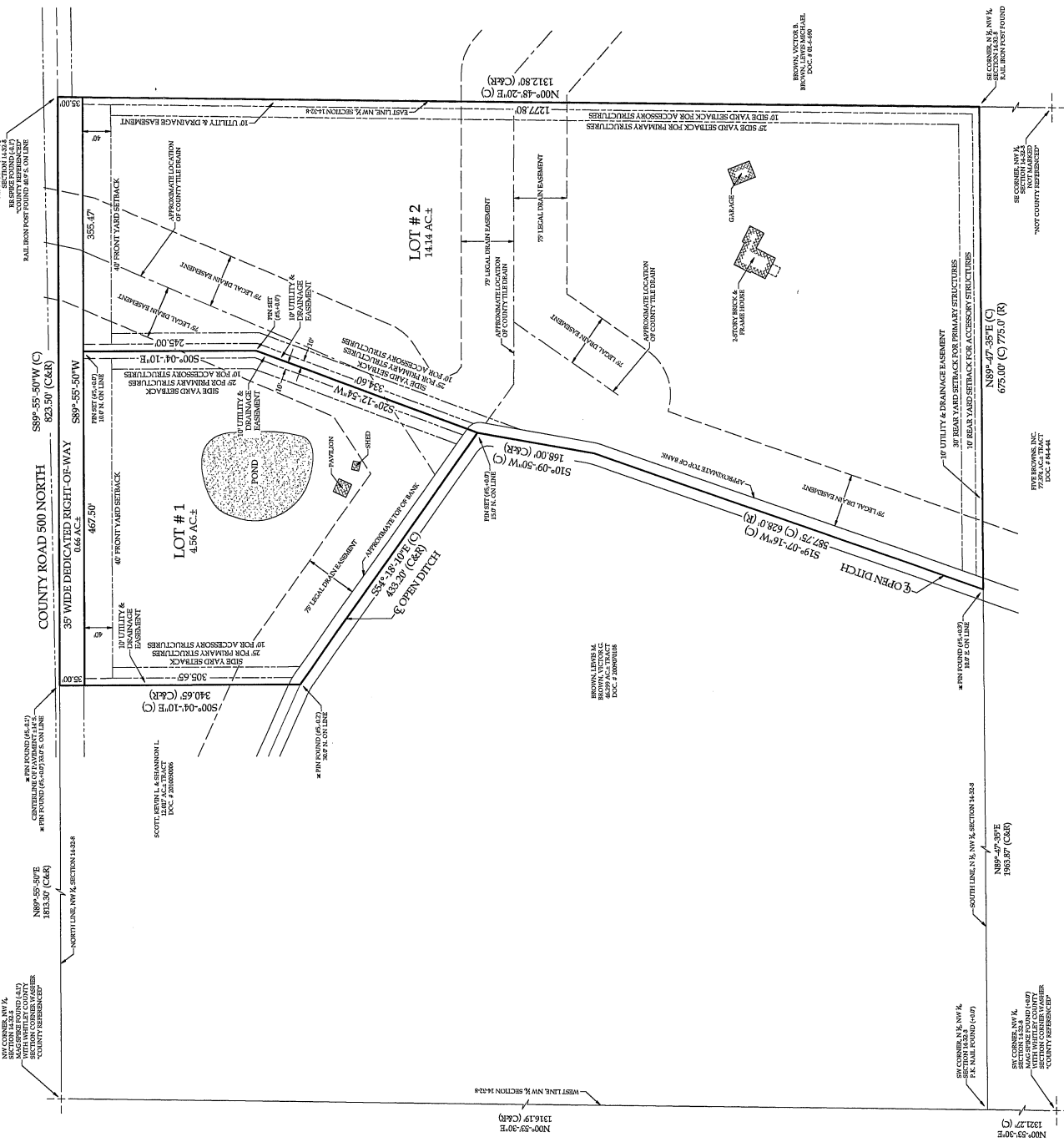
PLAN COMMISSION RECORD OF ACTION

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

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

S & G MILLS SUBDIVISION (PRELIMINARY)

SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 32 NORTH, RANGE 8 EAST, WHITLEY COUNTY, INDIANA



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

FIELD WORK COMPLETED ON 12-13-2023

PROPERTY ADDRESS
 4011 W 500 N
 Columbia City, IN 46725

AREA NOTES
 The Plat of S & G Mills Subdivision contains 19.36 acres.
 Lot Number 1 contains 4.56 acres.
 Lot Number 2 contains 14.14 acres.
 There are 0.66 acres of Dedicated Right-of-Way.

SURVEY RECORDING NOTE
 The retracement boundary survey for this Plat is recorded in Document Number 2023120214 in the records of Whitley County, Indiana.

VICINITY MAP
 NOT TO SCALE

WALKER & ASSOCIATES
 EST. 1984
 115 WEST VAN BUREN STREET
 COLUMBIA CITY, IN 46725
 Phone: (260) 244-3640
 Fax: (260) 244-1660
 E-mail: mail@walkerandassociates.com
 www.walkerandassociates.com

LAND SURVEYING, CIVIL ENGINEERING, & LAND PLANNING



Flinlayson, Paul J & Judith

Poffenberger, Shawn, Michael, Rachael Lynn & Poffenberger, Amy Ellen

Wolfe, Tyler D & Jodie L

Anderson, Nathaniel Brett

Koser, Kenneth

Goldwood, Jeremy E & Amanda M

Slipetz, Brenda S

Bock, Keith Allen & Julie A

Goss, Mariejan V & Todd M

Mattozzi, Michael

Fairchild, Nolan E & Catherine E

State Of Indiana Dept Of Natural Resources

Lemay, John

State Of Indiana Dept Of Natural Resources

Harter, Joseph O & Raven N

Barnett, Ryan L & Stacy J

Geerer, Lucy H

Western, John & Karen, & Western, Benjamin M & Western, Olivia A

Bransfield, Jonathan

Harp, Douglas B & Mary E

Sollazzo, John R L & Beth A

Kreider, Don A & Marilee

Arnold, Steven E

Ray, James W & Aimee

Lewark, Greg & Kimberly Ann

Kreider, Timothy A

Comany Farms Inc

Barnett, Ryan L & Stacy J

Fontenot, Terry J & Julie A

McClure, Aaron J

Waugh, Leroy J & Nancy L

Orcutt, Dennis D & Marcia A

Creach, Dennis Jay & Creach, Josh M

Brown, Victor B & Brown Lewis Michael

Adams-Gracedel Farms, L.L.C.

Kreider, Tim A

Adams-Gracedel Farms, L.L.C.

Adams-Gracedel Farms, L.L.C.

Banning, Larry L

Five Browns Inc

Austin, Mark S & Peggy L

Abbott, John W E

Camp Whitley Inc

Boschet, Otto A Jr

OTTO & SON RESORT

OTTO & SON RESORT

OTTO & SON RESORT

OTTO & SON RESORT

OTTO & SON RESORT

OTTO & SON RESORT

Mills, Shane E & Shannon R

Scott, Kevin L & Shannon L

Brown, Lewis M & Victor G

Yagel, Timothy Jan

Lapham, Kurt V & Lapham Shirley S

Western, Thomas E & Sue E

Trump, Shane A & Jyl L

Weigel, Tracy A

Weigel, Danny D & Tracy A

Turner, Matthew Kyle & Kara Ann

Sievers, Deborah L

Shepherd, Mark Anthony

Amber Marie

Anthony & Scott, Nicholas

Goldwood, Max L & Sharon K

Hoskins, Andrew V & Marinda L

Yagel, Timothy A & Regina D

Yagel, Daniel A & Kathy E

Nichter, Daniel A & Deb

Scheffler, Paul & Deb

Patterson, Nathan E & Kimberly M

Patterson, Nathan E & Kimberly M

Termer, Michael Wayne & Termer, Jodi Lynn

Western, Thomas E & Sue E

Wardwell, Gregory O & Celeste

Sheets, Corey A

Turner, Matthew Kyle & Kara Ann

Western, Thomas E & Sue E

Western, Thomas E & Sue E

Western, Thomas E & Sue E

Western, Thomas E & Sue E

Western, Thomas E & Sue E

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