

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

24-W-SUBD-10 PRIMARY REPLAT APPROVAL

Andrew Findley & Shanda Trump  
Tru Find Acres, 6200 N. Spear Road

JUNE 19, 2024

AGENDA ITEM: 1

**SUMMARY OF PROPOSAL**

Current Zoning:	RR. Rural Residential		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	3.43 acres	Lot size:	1.837 acre	3.43 acre
Number of lots:	1 lot	Lot width:	225'	225'
Dedicated ROW:	NA	Lot frontage:	50'	225'

The petitioners, owners of the subject property, are requesting preliminary replat approval for a one-lot resubdivision to be named "Tru Find Acres." The proposed replat is located at 6200 N. Spear Road, on the east side of Spear Road, 1,000 feet north of 600 North in Section 3 of Thorncreek Township. The subject property is currently improved with a house, detached garage, and shed.

The property is comprised of two parcels in Hinen's Second Addition, two parcels in Hinen's Third Addition, and an unplatted parcel. The purpose of the proposed plat is to combine the parcels into one lot.

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	X	Water	NA		

The Soil & Water Conservation District, Health Department, and County Engineer have replied with no comment due to no new construction, drive location, right-of-way, or septic being proposed with this plat.

As proposed, no new right-of-way for the county road would be dedicated as the previous plats designated the ROW location. 10' drainage and/or utility easements are shown on the sides of the lot, with a 20' easement on the rear.

**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. Comply with any recommendations of the Health Department.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 6/11/2024

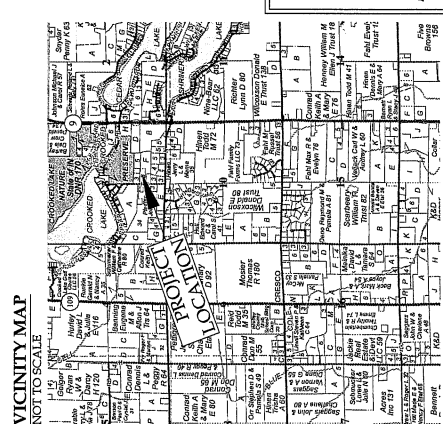
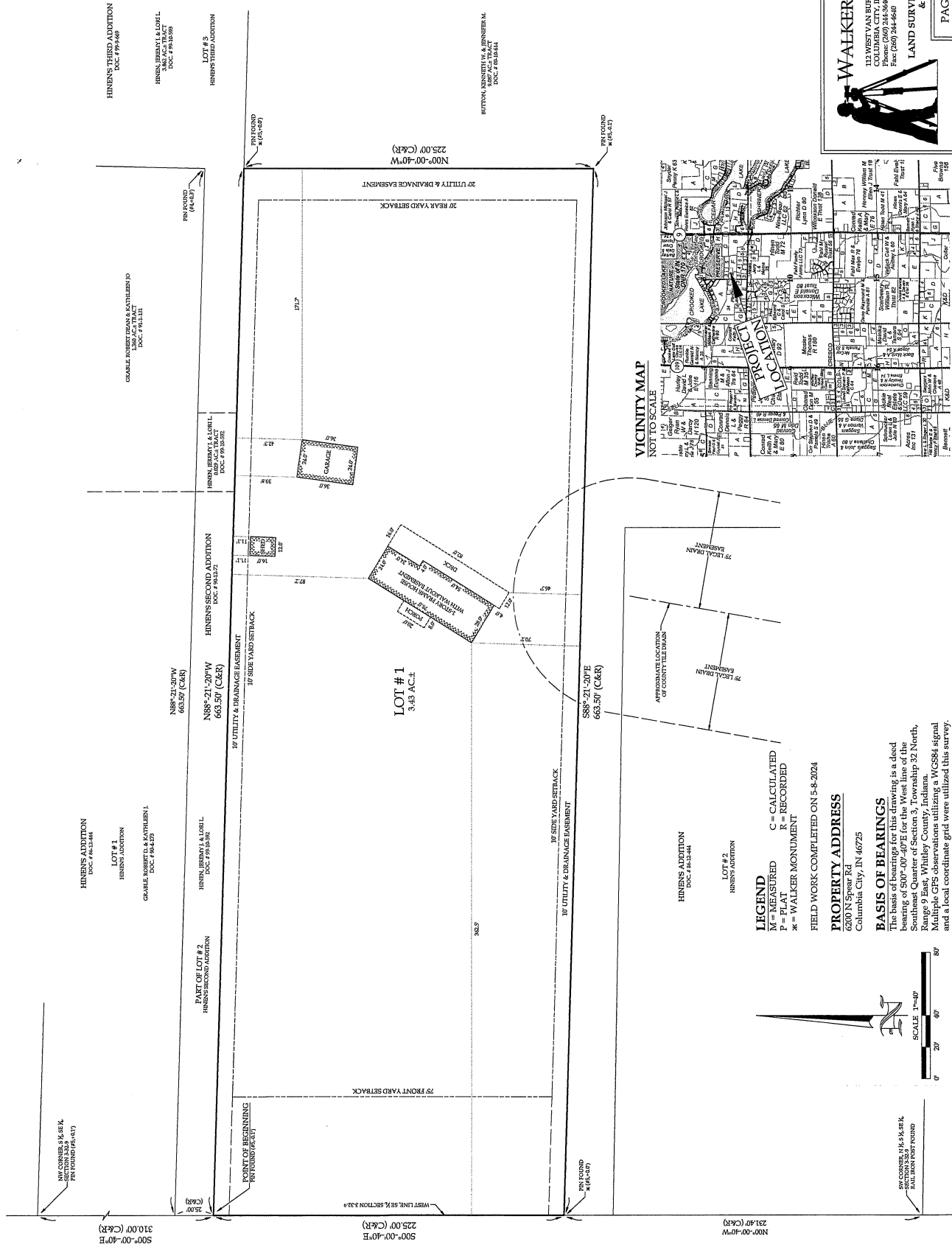
**PLAN COMMISSION RECORD OF ACTION**

Motion: \_\_\_\_\_ By: \_\_\_\_\_ Second by: \_\_\_\_\_  
Approve \_\_\_\_\_  
Approve w/conditions \_\_\_\_\_  
Deny \_\_\_\_\_

<i>Vote:</i>	<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>									

# TRU FIND (PRELIMINARY)

SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

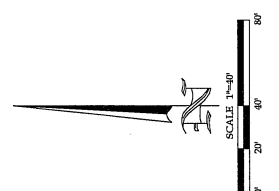


**LEGEND**  
 M = MEASURED  
 P = PLAT  
 C = CALCULATED  
 R = RECORDED  
 \* = WALKER MONUMENT

**FIELD WORK COMPLETED ON 5-8-2024**

**PROPERTY ADDRESS**  
 6200 N Spear Rd  
 Columbus City, IN 46725

**BASIS OF BEARINGS**  
 The basis of bearings for this drawing is a deed bearing of 500°-00'-40"W for the West line of the Southeast Quarter of Section 3, Township 32 North, Range 9 East, Whitley County, Indiana.  
 Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.



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