

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

25-W-SUBD-4 PRIMARY PLAT APPROVAL
Cynthia Thompson
"Classic Acres"

**MARCH 19, 2025
AGENDA ITEM: 1**

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	2.62 acres	Lot size:	1.837 acre	2.62 acres
Number of lots:	1 lot	Lot width:	225'	225.06'
Dedicated ROW:	NA	Lot frontage:	50'	225.06'

The petitioner, purchaser of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named "Classic Acres." The proposed plat is located on the west side of Sheldon Road, about 1,100 feet north of Crescent Court (2,000' north of Anderson Road), in Section 16 of Smith Township. The property is currently unimproved.

The purpose of the proposed plat is to create new a residential building site. Platting is required due to the number of previous splits since 1979. The first lot from the 2018 parcel was platted as Polley Acres. A second platted lot, with frontage on Anderson Road, received preliminary approval as Lee Acres last year, but that plat has stalled and is not expected to be recorded. If that plat is not recorded, this proposed lot would be the second platted lot from the 2018 parcel and no rezoning is required. The parent tract adjoins LR-zoned subdivisions to the north and south. So, if the parent tract owner has plans to do additional splits, rezoning to LR would be the most likely option.

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.	
Gas		Co. Engineer	X	Sanitary Sewer	Co. Highway	X
Telephone		SWCD	X	Water	NA	

The Soil & Water Conservation District commented on the requirements for erosion control and guidelines that are to be shared with the petitioner if the property is to be developed. Additional information was provided regarding the high water table and possible need for subsurface drains.

The Health Department noted that soil testing will need to be completed if a septic system is to be used. However, they expressed concern about the availability and long-term suitability for the perimeter drains necessary for any septic field because of the high water table and poor drainage in the area. This was a problem with the adjacent Polley Acres, which resulted in a drainage easement that is located along the frontage of this proposed lot. Their recommendation is that a connection be made to the sanitary sewer that is available to the north of the site, which would avoid the need to install a perimeter tile.

The County Engineer submitted no written comments at the time of this writing but did give staff verbal comments that drainage was a major concern. On-site investigation showed standing water in the Sheldon Road side ditch, and surrounding topography was fairly flat. He stated that there may be some options to direct drainage away from the site, but there were no readily apparent and available outfalls so off-site drainage work may need to be expected.

The County Highway submitted comment separate from the County Engineer, stating that there should be no more water in the existing culvert under Sheldon Road.

A neighbor also submitted drainage concerns about impacts of any development on their property.

Parcel Committee had not yet reviewed it at the time of this writing.

A 50' dedicated right-of-way already exists for Sheldon Road, so no additional right-of-way is proposed to be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot.

No covenants and restrictions were submitted as of the time of writing. This is not unusual for one- or two-lot plats.

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.

Based on the comments received and the lack of definite resolutions at this time, this proposal currently does not comply with the requirement for adequate storm drainage and sewer (or septic) stated in Sections 604 and 607 of the Subdivision Code.

Staff recommends continuing this request in order to address these several concerns. Ideally, a comprehensive drainage plan for this site and the remainder of the landowner's acreage can be developed since it appears off-site drainage work is necessary. At a minimum, at least the impacts of development of this site must be adequately dealt with.

Date report completed: 3/14/2025

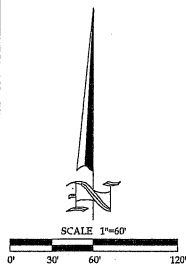
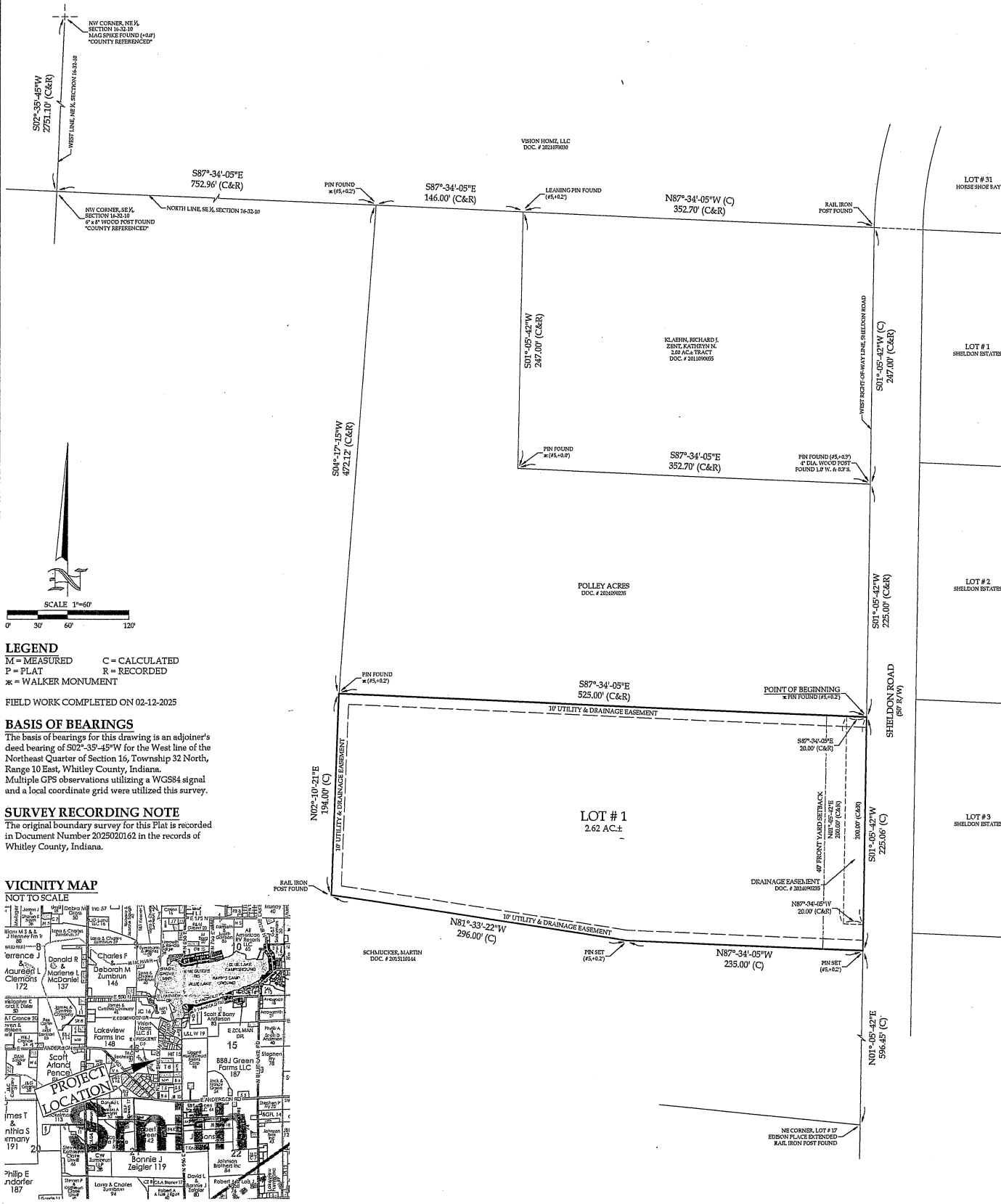
PLAN COMMISSION RECORD OF ACTION

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

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

CLASSIC ACRES (PRELIMINARY)

SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA

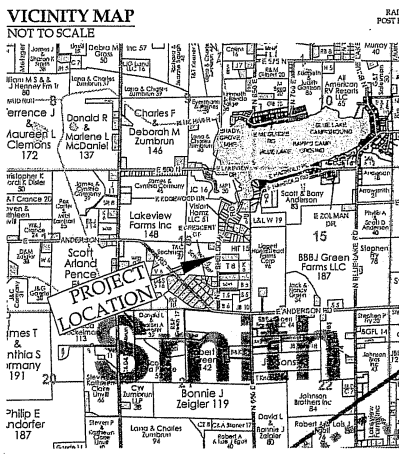


LEGEND
 M = MEASURED C = CALCULATED
 P = PLAT R = RECORDED
 * = WALKER MONUMENT

FIELD WORK COMPLETED ON 02-12-2025

BASIS OF BEARINGS
 The basis of bearings for this drawing is an adjointer's deed bearing of S02°-35'-45"W for the West line of the Northeast Quarter of Section 16, Township 32 North, Range 10 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

SURVEY RECORDING NOTE
 The original boundary survey for this Plat is recorded in Document Number 2025020162 in the records of Whitley County, Indiana.



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 112 WEST VAN BUREN STREET
 COLUMBIA CITY, IN 46725
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LAND SURVEYING, CIVIL ENGINEERING,
 & LAND PLANNING

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Blanski, Andrew C

Cormany, James T & Cynthia S
Lakeview Farms Inc

Cormany, James T
Vision Homz LLC

Greve, Christopher & Dawn
Anderson, Scott D & Anderson, Barry D
Lawson, D Timothy
Parker, Steven J & Jennifer N
Greve, Christopher W & Dawn M

Bechtold, Angela E
Blake, Chandler Elaine
Linville, Steven P & Kathleen C

Beckman, Terry J & Connie L
Hantz, Melissa A
Van Houten, Christopher W & Lisa L

Vision Homz LLC
Schmucker, Martin

Herber, Nathan H & Lisa A
Sievers, Keith R & Angela M
Noland, Shana C
Hostetter Irrevocable Trust
Krauter, David J & Cassandra A
Schmidt, James A & Patricia S
Brock, Daniel & Amanda
Smith, Carl A & Ashley L
Liggett, Carl W
Green, Robert B

Burkhardt, Timothy L & Wendolyn L
Bechman, Terry J & Connie L
Hantz, Melissa A
Van Houten, Christopher W & Lisa L

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