

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

20-W-SUBD-2 PRIMARY PLAT APPROVAL

Adam & Cassandra Trabert

Trabert Subdivision, south side of E. Keiser Rd, ½ mile east of S. Meridian Rd

FEBRUARY 19, 2020

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	2.47 acres	Lot size:	1.837 acres	2.39 acres
Number of lots:	1 lot	Lot width:	225'	260'±
Dedicated ROW:	0.08 acre	Lot frontage:	50'	112.13'

The petitioner, acting on behalf of the owner of the subject property, is requesting primary plat approval for Trabert Subdivision, a proposed one-lot subdivision located on the south side of Keiser Road, approximately ½ mile east of Meridian Road in Section 26 of Columbia Township. The site is currently an unimproved agricultural field.

Proposed are one lot and dedicated right-of-way for the county road. Platting is required due to previous splits from the parent tract. This is the first lot platted from this parcel since 2018, 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.

Comment letters received (as of date of staff report)

Electric	X	Health	X	Cable TV	
Gas	X	Co. Highway	X	Sanitary Sewer	NA
Telephone	X	SWCD	X	Water	NA

A 30' wide right-of-way for the county road would be dedicated. 10' drainage and utility easements are shown on the west and east sides of the lot. At the time of this writing, the comment letters received have stated that the proposed plat is generally adequate.

The Parcel Committee had no comments.

At the time of this writing, separate restrictive covenants have not been submitted for review.

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. Correct owner name and document number of the property south of the proposed lot.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 2/10/20, MC; reviewed 2/13, NB.

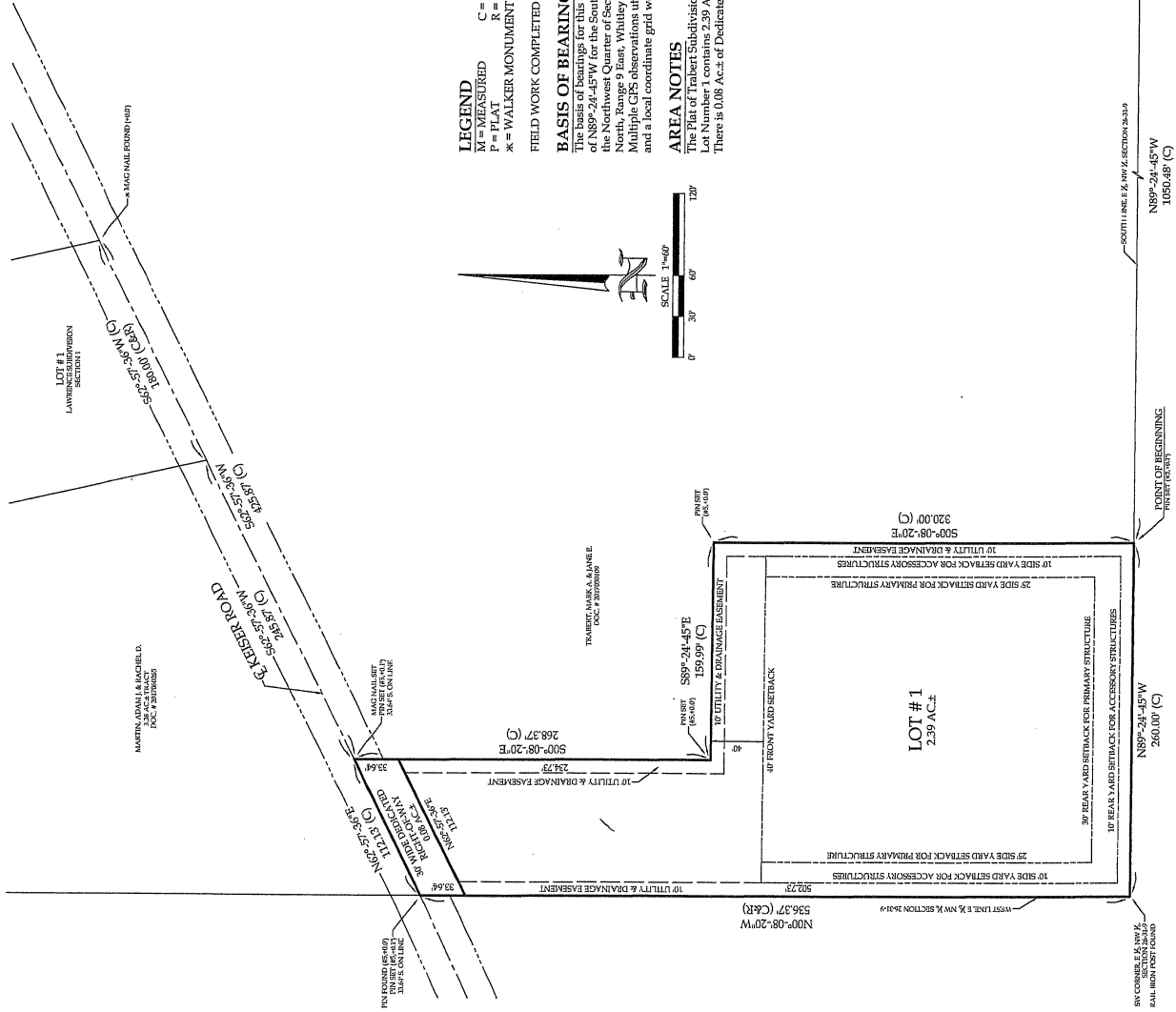
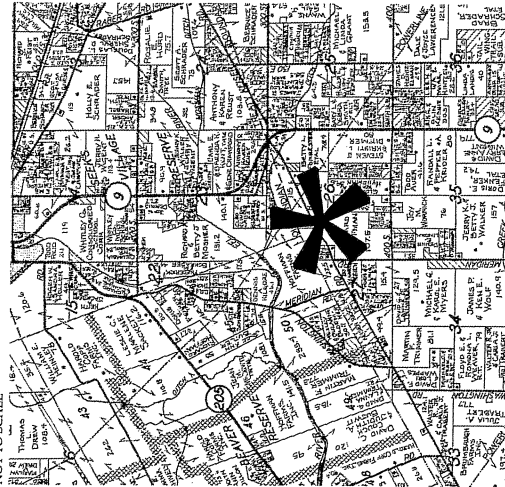
PLAN COMMISSION ACTION

Motion:	By:				Second by:			
<i>Vote:</i>	Hodges	Johnson	Mynhier	Western	J. Wolf	B. Wolfe	Woodmansee	Wright
<i>Yes</i>								
<i>No</i>								
<i>Abstain</i>								

TRABERT SUBDIVISION (PRELIMINARY)

SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 31 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

VICINITY MAP
NOT TO SCALE



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

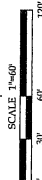
FIELD WORK COMPLETED ON 12-26-2019

BASIS OF BEARINGS

The basis of bearings for this drawing is a deed bearing of N89°-24'-45" W for the South line of the East Half of Section 26, Township 31 North, Range 9 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized in this survey.

AREA NOTES

The Plat of Trabert Subdivision contains 2.47 AC±. Lot Number 1 contains 2.39 AC±. There is 0.08 AC± of Dedicated Right-of-Way.



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Martin, Adam J & Rachel D

Knafel, Mark O & Ruth S

Knafel, Mark O & Ruth S

Akers, Tyler W & McKenzie L

Trabert, Mark A & Jane E

Kerch, Marilyn R

Blough, Jeremiah W & Lisa R

Heiden, Matthew R & Angela C

Schrader, Michael D & Cathy A

Schrader, Jacob M

Schrader, Michael D & Cathy A

Alexander, Justin W & Brooke N

Hall, Samuel L & Karen L

Strader, Benjamin D & Melissa J

Martinez, Santiago & Denise J

Dittmer, Steven J

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Spice, Gloria & Spice, James