

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

20-W-SUBD-16 PRIMARY PLAT APPROVAL (REPLAT)

Howard & Bethany Whitlow
Nice Estates, 4097 N. SR 109

SEPTEMBER 16, 2020

AGENDA ITEM: 3

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	1.88 acres	Lot size:	1.837 acres	1.88 acres
Number of lots:	1 lot	Lot width:	225'	358'±
Dedicated ROW:	0.0 acre (previously dedicated)	Lot frontage:	50'	363'

The petitioner, owner of the subject property, is requesting primary plat approval for Nice Estates, a proposed one-lot subdivision/partial replat located on the west side of State Road 109, about 225' north of County Road 400 North in Section 16 of Thorncreek Township. The property is improved with a recently-constructed residence.

This property is currently part of Lot 1 of Whitlow's Estates, platted in 2017. As requested, this plat would exclude the pond frontage included in that previous plat, creating a 0.78-acre landlocked platted remainder parcel. That parcel would be sold to the adjoining property owner, giving them ownership of most of the pond.

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; however, the remainder may not comply, as discussed in more detail below.

COMMENTS AND STANDARDS

Comment letters received (as of date of staff report)

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

A 40' wide right-of-way for the state road was already dedicated by the previous Whitlow's Estates. 10' drainage and/or utility easements are shown on west and south side of the lot; the north side should also have an easement indicated. At the time of this writing, the comment letters received have stated that the proposed plat is generally adequate.

Separate restrictive covenants have not been submitted for review. Whitlow's Estates did include covenants. For consistency and clarity, it is highly recommended that a set of covenants be recorded with the new plat.

This plat would create a landlocked remainder parcel that does not meet the zoning development standards for a new parcel. The Commission should not make it a practice to permit creation of non-compliant parcels without accounting for the noncompliance. Additionally, it would be a remainder of the Whitlow's Estates plat, which is not ideal.

To address this, staff recommends vacating the remainder of Whitlow's Estate, with the remainder being combined with the adjoining parcel. Being that the interested parties to this replat are one and the same for a vacation, it might be possible to proceed with a vacation as part of this request (pending legal counsel's review). The resulting unplatted parcel could then be combined with the adjacent property to resolve the

zoning noncompliance. There may be other options that the Commission could consider, though potentially involving more contingencies.

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. Vacate or otherwise adequately address the remainder parcel.
- 2. Note the drainage & utility easement on the north side of the lot.
- 3. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 9/10/20, NB.

PLAN COMMISSION ACTION

Motion:

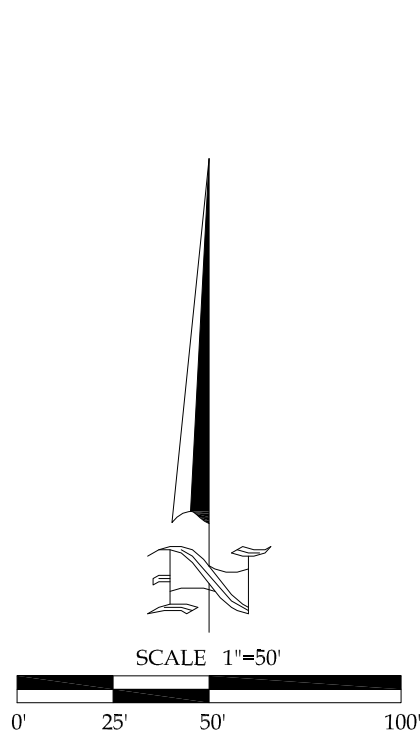
By:

Second by:

<i>Vote:</i>	Hodges	Johnson	Kurtz-Seslar	Mynhier	Western	J. Wolf	B. Wolfe	Woodmansee	Wright
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									

NICE ESTATES (PRELIMINARY)

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA



LEGEND

M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
✱ = WALKER MONUMENT

FIELD WORK COMPLETED ON 8-7-2020

PROPERTY ADDRESS

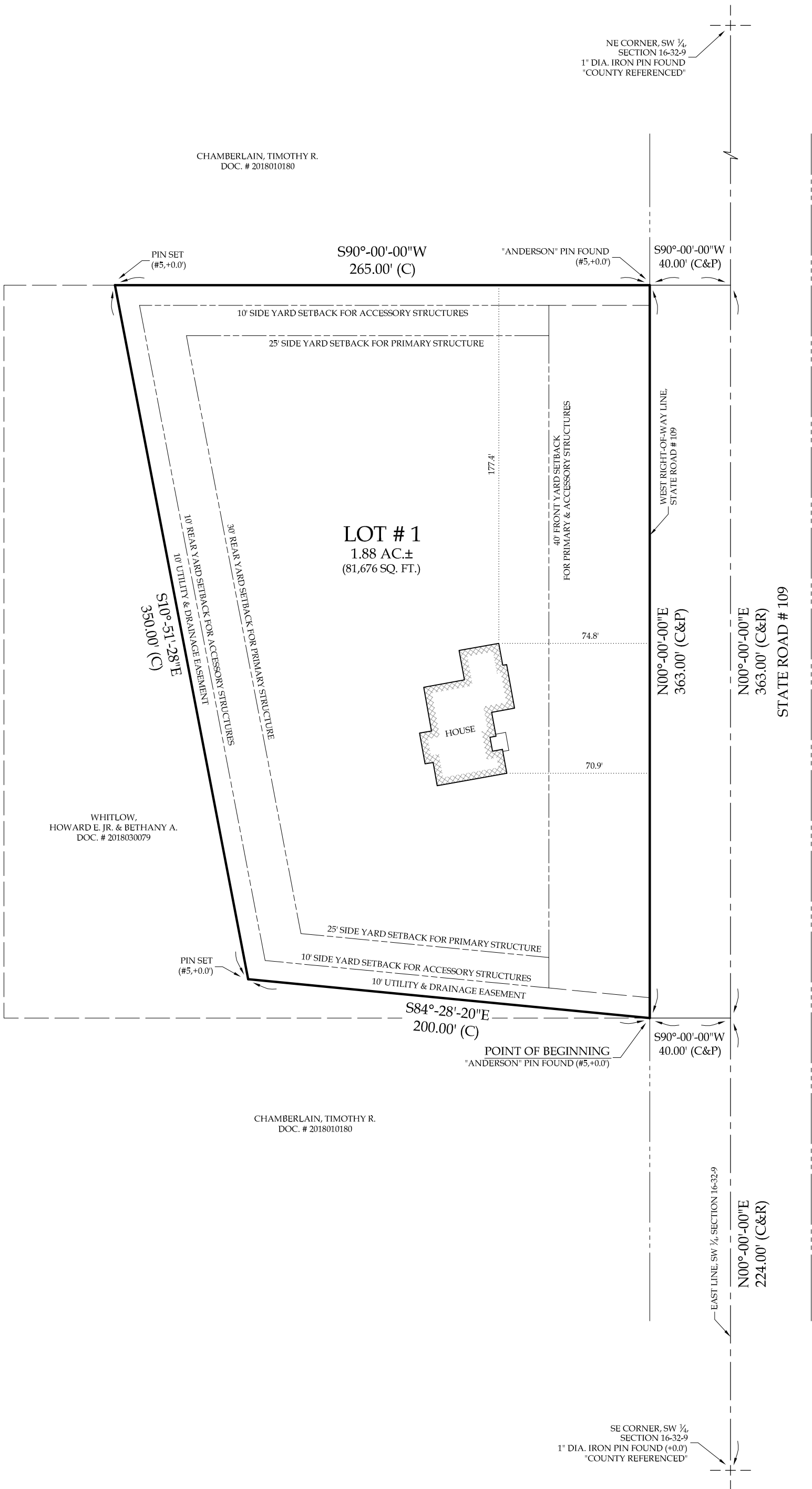
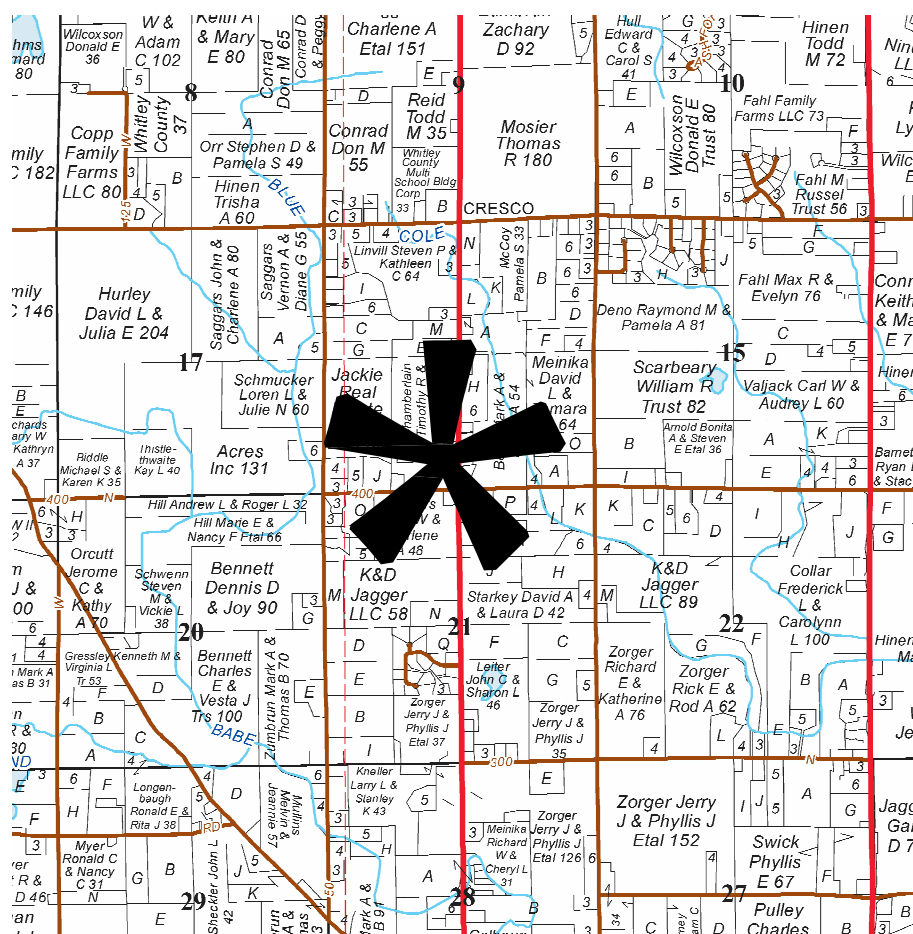
4097 N St Rd 109
Columbia City, IN 46725

BASIS OF BEARINGS

The basis of bearings for this drawing is a platted bearing of N00°-00'-00"E for the East line of the Southwest Quarter of Section 16, 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.

VICINITY MAP

NOT TO SCALE



WALKER & ASSOCIATES
EST. 1984

112 WEST VAN BUREN STREET
COLUMBIA CITY, IN 46725
Phone: (260) 244-3640 www.walkersurveying.net
Fax: (260) 244-4640 E-mail: mail@walkersurveying.net

LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING

PAGE 1 OF 2

RB-110A-08-07-20

NICE ESTATES (PRELIMINARY)

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA

DESCRIPTION

Part of the Southwest Quarter of Section 16, Township 32 North, Range 9 East, Whitley County, Indiana (This description prepared by Kevin R. Michel, LS80870006, as part of original Plat Nice Estates completed by J.K. Walker and Associates, P.C., dated August 18, 2020), being more particularly described as follows, to wit:

Commencing at an iron pin found at the Southeast corner of said Southwest Quarter; thence N00°-00'-00"E (platted bearing and used as the basis of bearings for this description), on and along the East line of said Southwest Quarter, a distance of 224.00 feet to the Southeast corner of the Plat of Whitlow's Estate as recorded in Document Number 2017120324 in the records of Whitley County, Indiana; thence S90°-00'-00"W, on and along the South line of said Plat of Whitlow's Estate, a distance of 40.00 feet to an iron pin found at the Southeast corner of Lot Number 1 in said Plat of Whitlow's Estate, said iron pin also being on the West right-of-way line of State Road Number 109, said iron pin further being at the POINT OF BEGINNING; thence N00°-00'-00"E, on and along said West right-of-way line, also being on and along the East line of said Lot Number 1, a distance of 363.00 feet to an iron pin found at the Northeast corner of said Lot Number 1; thence S90°-00'-00"W, on and along the North line of said Lot Number 1, a distance of 265.00 feet to a 5/8-inch iron pin capped "Walker"; thence S10°-51'-28"E, a distance of 350.00 feet to a 5/8-inch iron pin capped "Walker"; thence S84°-28'-20"E, a distance of 200.00 feet to the point of beginning, containing 1.88 acres of land, more or less, subject to all legal right-of-way, subject to all legal drain easements and all other easements of record.

FLOOD HAZARD STATEMENT

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The surveyed tract appears to be situated in Zone "X", which is not in a flood plain, as said land plots by scale on Map Number 18183C0155C of the Flood Insurance Rate Maps for Whitley County, Indiana, dated May 4, 2015.

THEORY OF LOCATION

This is an original boundary survey of part of the Southwest Quarter of Section 16, Township 32 North, Range 9 East, Whitley County, Indiana, located at 4097 N St Rd 109, Columbia City, Indiana. The surveyed tract is part of a larger tract of land recorded in Document Number 2018030079 in the records of Whitley County, Indiana, and was created as directed by a representative of the owner.

Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey. The Southeast corner of said Southwest Quarter is county referenced. An iron pin was found at this corner and was held this survey. The Northeast corner of said Southwest Quarter is county referenced. An iron pin was found at this corner and was held this survey. An iron pin was found at the Southeast corner of the surveyed tract and was held this survey. An iron pin was found at the Northeast corner of the surveyed tract and was held this survey. The Northwest corner of the surveyed tract was established on the North line of Lot Number 1 in the Plat of Whitlow's Estate as directed by a representative of the owner. A 5/8-inch iron pin capped "Walker" was set at this corner. The Southwest corner of the surveyed tract was established as directed by a representative of the owner. A 5/8-inch iron pin capped "Walker" was set at this corner. See survey for other monuments found near the surveyed tract. See survey for monuments found that are referenced.

SURVEYOR'S REPORT

In accordance with the Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

(A) Availability and condition of referenced monuments.
See comments above concerning monuments set or found and held this survey. The monuments found are in good condition unless otherwise noted. Certain monuments are referenced as shown.

(B) Occupation or possession lines.
None

(C) Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines.
None

(D) The relative positional accuracy of the measurements.
The Relative Positional Accuracy (due to random errors in measurements) of the corners of the subject tract established by this survey is within the specifications for Suburban surveys: 0.13 feet (40 millimeters) plus 100 parts per million as defined by IAC 865.

NOTES

1. This survey is subject to any facts and /or easement that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revision that are required. The undersigned was not provided with a current title commitment for use on this survey.
2. For monuments found and set, see survey. All pins set are #5 Rebars with caps marked "Walker".
3. Origin of monuments unknown unless noted on survey.
4. Measurements of this survey are based on aforesaid G.P.S. and/or E.T.S. traverse measurements.
5. Ownership research of the subject tract, and adjoining tracts, was obtained from current tax records on file in the Offices of the county Auditor and Recorder.
6. The Plat of Whitlow's Estate was used as a reference.
Reference survey(s) by J.K. Walker & Associates, P.C., dated 05-15-18.

WETLAND NOTE

According to the National Wetlands Inventory, wetlands exist on portions of Lots within this Addition. The wetlands are under the jurisdiction of the U.S. Army Corps of Engineers. Any modifications (filling, draining, clearing, etc.) to said wetlands must be approved prior to construction by said Corps of Engineers.

PLAN COMMISSION CERTIFICATION OF APPROVAL

Primary approval granted on this _____ day of _____, 20__ by the Whitley County Advisory Plan Commission.

Douglas Wright, Plan Commission President

John Johnson, Plan Commission Secretary

COUNTY COMMISSIONERS CERTIFICATION OF APPROVAL AND ACCEPTANCE

Approved and accepted this _____ day of _____, 20__ by the Board of Commissioners of the County of Whitley, State of Indiana.

George Schrumpf

Don Amber

Thomas Western

PLAN COMMISSION STAFF CERTIFICATION OF APPROVAL

Secondary approval granted this _____ day of _____, 20__ by the Staff of the Whitley County Advisory Plan Commission.

Nathan Bilger, Executive Director

DEVELOPER

Howard E. Whitlow Jr.
Bethany A. Whitlow
4097 N St Rd 109
Columbia City IN 46725

REDACTION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. - Kevin Michel

SURVEYOR'S CERTIFICATION

I, the undersigned Registered Land Surveyor licensed in compliance with the laws of the state of Indiana, hereby certify the hereon Plat to correctly represent a Survey of the real estate described above as made under my direction, that all the monuments shown thereon actually exist, that lots and streets shown in the Plat have been established in accordance with true and established boundaries of said Survey, and that this Survey and accompanying report has been completed in accordance with Title 865-IAC 1-12 and all other amendments thereto.

I hereby certify that to the best of my knowledge the above Plat and Survey are correct.

Prepared by:


Kevin R. Michel, Professional Surveyor



DEED OF DEDICATION

We the undersigned, Howard E. Whitlow, Jr., and Bethany A. Whitlow, owners of the real estate shown and described herein by virtue of a certain deed recorded as Document Number 2018030079, do hereby certify that we have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as NICE ESTATES, a subdivision in Whitley County, Indiana. All rights-of-way of public roads, streets, and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure, except as in conformance with the requirements of the Whitley County Zoning Ordinance.

A perpetual easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement," to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision or adjoining property with telecommunication, electric, gas, sewer, and water service as a part of the respective utility systems, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid.

The owners of land over which a Regulated Drain Easement right-of-way runs may use the land in any manner consistent with Indiana Code 36-9-27 and the proper operation of the drain. Permanent structures may not be placed on any right-of-way without the written consent of the Whitley County Drainage Board. Temporary structures may be placed upon or over the right-of-way without the written consent of the Board, but shall be removed immediately by the owner when so ordered by the Board or by the County Surveyor. Crops grown on a right-of way are at the risk of the owner, and if necessary, in the reconstruction or maintenance of the drain, may be damaged without liability on the part of the surveyor, the Board, or their representatives. Trees, shrubs, and woody vegetation may not be planted in the right-of-way without the written consent of the Board, and trees and shrubs may be removed by the surveyor, if necessary, to ensure the proper operation or maintenance of the drain.

Areas designated on the plat as "Drainage Easement" are hereby reserved to the County, or subsequent governmental authority, for the purpose of constructing, maintaining, operating, removing, and replacing stormwater drainage facilities, be it surface or subsurface, in accordance with plans and specifications approved by the Whitley County Engineer, or comparable agent of a subsequent governmental authority. No plantings, structures, fill, or other materials shall be placed in the Drainage Easements so as to impede the flow of storm water. Drainage Easements shall not be disturbed in a manner as to interfere with the flow of storm water and all grades shall be maintained as constructed. Responsibility for the maintenance of Drainage Easement stormwater facilities, including but not limited to periodic removal and disposal of accumulated particulate material and debris and mowing of common stormwater detention areas, shall remain with the owner or owners of property within the plat, and such responsibility shall pass to any successive owner.

The removal of any obstructions located in any Utility Easement or Drainage Easement by an authorized person or persons performing maintenance or other work authorized herein shall in no way obligate the person in damages or to restore the obstruction to its original form.

No owner of any Lot or any other parcel within this Plat shall at any time remonstrate against or attempt to cause the cessation of any farming operation, whether now existing or existing in the near future which interferes with the residential use of the Lot or tract owned by the person or the tract owned by the person or persons remonstrating. Any person accepting title to a Lot or tract within this Plat, acknowledges that general agricultural areas exist adjacent to or near this Plat, and that activities on such agricultural areas may result in normal farm interference such as noise, odor, dust, agricultural implement traffic, unusual hours, and other normal agricultural uses.

In addition to the Lots, Rights-of-way, Easements, and Building Lines dedicated on the face of this plat, the property is also subject to additional "Protective Covenants and Restrictions" that may be recorded together with this plat.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2046, at which time said covenants, or restrictions, shall be automatically renewed for successive periods of ten years unless amended through the Plan Commission. Invalidation of any one of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the owners of the lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this _____ day of _____, 20__.

Howard E. Whitlow, Jr.

Bethany A. Whitlow

Witness

State of Indiana)

)

County of Whitley)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Howard E. Whitlow, Jr., and Bethany A. Whitlow and _____, Witness, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20__.

Notary Public

My Commission Expires



PAGE 2 OF 2

RB-110A-08-07-20

WHITLEY COUNTY HIGHWAY

801 SOUTH LINE STREET COLUMBIA CITY, IN 46725

PHONE: (260) 248-3123 FAX: (260) 248-3125

e-mail: whitleyhighway@whitleygov.com

September 10, 2020

Columbia City/Whitley County Joint Planning & Building Department
220 W Van Buren St Ste 204
Columbia City IN 46725
Attention: Nathan Bilger

Subject: Nice Estates

Dear Nathan:

The subject subdivision plat and site have been reviewed for drainage and highway requirements. There are no regulated drains on the property, therefore, there are no statutory setbacks for regulated drains.

Regarding the Highway Department, the lot is located on State Road 109. The driveway is existing. If any changes to the driveway are desired, the driveway permit would have to be applied for through the Indiana Department of Transportation.

Thank you,

A handwritten signature in black ink that reads "Brandon C. Forrester". The signature is written in a cursive, slightly slanted style.

Brandon C Forrester, PE
Whitley County Engineer

Mark Cullnane

From: Gotz, Jon - NRCS-CD, Columbia City, IN <Jon.Gotz@in.nacdnet.net>
Sent: Wednesday, September 2, 2020 1:57 PM
To: Mark Cullnane
Subject: RE: Request for Comment on 20-W-SUBD-16 Nice Estates

Mark:

Since the replat does not involve any new construction, I don't have any questions or concerns.

Jon Gotz

From: Mark Cullnane <wcplanning2@whitleygov.com>
Sent: Tuesday, September 1, 2020 9:24 AM
To: Emily Romine <wctaxdeputy@whitleygov.com>; Brandon Forrester <wcengineer@whitleygov.com>; Scott Wagner <swagner@whitleygov.com>; Gotz, Jon - NRCS-CD, Columbia City, IN <Jon.Gotz@in.nacdnet.net>; bauld@nisource.com; b_deutsch@nremc.com; Smith, Rob D <Robert.D.Smith@centurylink.com>
Subject: Request for Comment on 20-W-SUBD-16 Nice Estates

Hello,

I am reaching out to request comment on proposed subdivision 20-W-SUBD-16 Nice Estates. Petitioner is requesting a 1-lot subdivision. This is basically a replat of Lot 1 of Whitlow's Estates (more commonly known as 4097 N State Road 109, Columbia City) in Section 16 of Thorncreek Township, and is located on the west side of N. State Road 109, approximately 250' north of W. 400 North. Whitlow's Estates was originally approved by the Plan Commission in November 2017 as petition number 17-W-SUBD-13. Petitioner wishes to sell 0.79 Ac.± to an adjoining property owner. The preliminary plat is attached.

Please let me know if you have any questions or concerns.

Mark Cullnane
Planner I
Columbia City/Whitley County Joint Planning & Building Department
220 West Van Buren Street, Suite 204
Columbia City, IN 46725
260-248-3112
wcplanning2@whitleygov.com

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Mark Cullnane

From: Catterson, Tandy <Tandy.Catterson@centurylink.com>
Sent: Friday, September 4, 2020 9:36 AM
To: Mark Cullnane
Cc: Smith, Rob D
Subject: TRILINXA - Under Review - 20-W-SUBD-16 Nice Estates - Utility Request, Columbia City IN
Attachments: 08-18-20 - Preliminary - Nice Estates.pdf; Utility Map - Local Facilities.pdf

Thank you for your project notification. CenturyLink has reviewed your utility notice dated 09/02/20 regarding the 175501 IN | 20-W-SUBD-16 Nice Estates - Utility Request - RB-110A-08-07-20 ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the CenturyLink telecommunications facilities (the "Facilities").

___ **CenturyLink Local/National** does not have facilities within your proposed construction area.

___ **CenturyLink Local/National** has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the CenturyLink telecommunications facilities. Once you have completed your review, please respond back if CenturyLink facilities appear to be in conflict. A CenturyLink engineer will be assigned when engineering plans are ready for review.

X **CenturyLink Local/National** facilities are under review by our CenturyLink Field Engineer(s). For questions concerning the details of this review, please contact relocations@centurylink.com. Currently, the estimated completion date of review is 09/25/20.

___ **CenturyLink Local/National** has facilities within your proposed construction zone and do not appear to be in conflict. When working near our facilities please maintain caution.

___ **CenturyLink Local/National** is leasing facilities within your proposed construction Zone, which may have potential conflicts. Please review the attached utility map and contact the utility owner for further conflict analysis.

___ **CenturyLink Local/National** facilities have been constructed on private property and/or public right of way with the authorization of the applicable property owner. Accordingly, CenturyLink anticipates full reimbursement of all costs associated with the adjustment and/or relocation of its facilities prior to CenturyLink performance of any work.

___ **CenturyLink Local/National** has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary. However, due to the proximity of your project to our facilities, a CenturyLink representative will be required on-site when construction begins.

___ **CenturyLink Local/National** The information provided in your initial request is insufficient to determine if the location of your proposed construction will conflict with CTL facilities. Please provide additional detailed location maps, drawings (PDF preferred), and description for further conflict review.

Please contact your [State One Call](#) prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to [CenturyLink Network Relocations](#) for review of potential new impacts to the CenturyLink facilities. **Note:** the location(s) of facilities shown on these drawings you receive from us, are only approximate. CenturyLink hereby disclaims any responsibility for the accuracy of this information. Please contact [CenturyLink Network Relocations](#) regarding the above mentioned project if you should have any questions. Please reference the file number **175501 IN** with any future communications.

Thank you for your cooperation!

Tandy Catterson

Business Analyst

Relocations Department

CenturyLink



****We have combined!!** To better serve everyone, there is now a single email inbox for CenturyLink. One team is monitoring both national and local network relocations & road moves. Please add relocations@centurylink.com to your contacts list for inquiries, updates, and use it for all future notifications.**

CenturyLink

E-mail: relocations@centurylink.com

From: Smith, Rob D <Robert.D.Smith@centurylink.com>
Sent: Wednesday, September 2, 2020 9:09 AM
To: relocations <relocations@centurylink.com>
Cc: Unverferth, John C <John.C.Unverferth@centurylink.com>; Lederle, Steven M <Steven.M2.Lederle@centurylink.com>
Subject: FW: Request for Comment on 20-W-SUBD-16 Nice Estates

Relocation team, please see below email & attachment on a "proposed subdivision" out of Columbia City IN. Thanks

Thanks,

Rob Smith

Sr Network Implementation Program Manager – Indiana North Region

1409 E. Grace St, Rensselaer, IN 47978

Voice 219-866-4702 | Fax 219-866-7654



From: Mark Cullnane <wcpplanning2@whitleygov.com>
Sent: Tuesday, September 01, 2020 9:24 AM
To: Emily Romine <wctaxdeputy@whitleygov.com>; Brandon Forrester <wceengineer@whitleygov.com>; Scott Wagner <swagner@whitleygov.com>; Gotz, Jon - NRCS-CD, Columbia City, IN <Jon.Gotz@in.nacdn.net>; bauld@nisource.com; b_deutsch@nremc.com; Smith, Rob D <Robert.D.Smith@centurylink.com>
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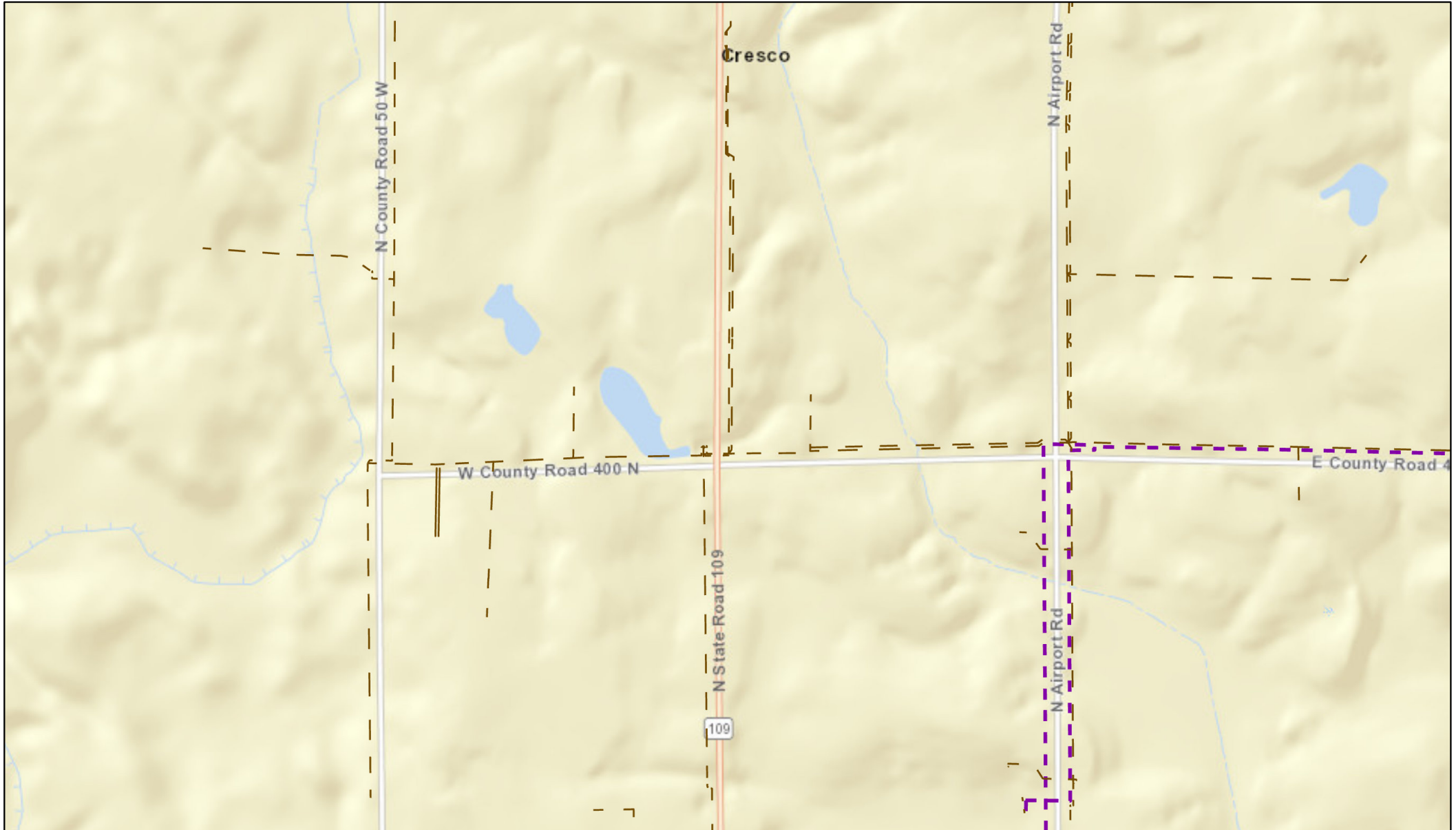
Columbia City) in Section 16 of Thorncreek Township, and is located on the west side of N. State Road 109, approximately 250' north of W. 400 North. Whitlow's Estates was originally approved by the Plan Commission in November 2017 as petition number 17-W-SUBD-13. Petitioner wishes to sell 0.79 Ac.± to an adjoining property owner. The preliminary plat is attached.

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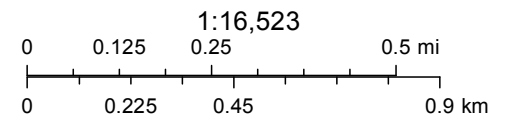
This communication is the property of CenturyLink and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

CenturyLink Relo Utility Map



September 4, 2020

Local Fiber		CTL Facilities		Level 3 Facilities		Non Owned Facilities	
—	Aerial	—	Aerial	—	Aerial	—	Aerial
- -	Underground	- -	Underground	- -	Underground	- -	Underground



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
Level 3 Data is Highly Confidential and Proprietary.

Persons working in the area covered by this data must contact the statewide Call-Before-You-Dig System to ascertain the location of underground facilities prior to performing any excavation. CenturyLink Data is Highly Confidential and Proprietary.
CenturyLink Data is Confidential and Proprietary.

Mark Cullnane

From: Scott Wagner
Sent: Tuesday, September 1, 2020 9:32 AM
To: Mark Cullnane
Subject: RE: Request for Comment on 20-W-SUBD-16 Nice Estates

It appears that both septic sites are still included in the new plat, I do not know why they are reducing the acreage, seems rather dubious.

From: Mark Cullnane
Sent: Tuesday, September 1, 2020 9:24 AM
To: Emily Romine <wctaxdeputy@whitleygov.com>; Brandon Forrester <wcengineer@whitleygov.com>; Scott Wagner <swagner@whitleygov.com>; Gotz, Jon - NRCS-CD, Columbia City, IN <Jon.Gotz@in.nacdn.net>; bauld@nisource.com; b_deutsch@nremc.com; Smith, Rob D <Robert.D.Smith@centurylink.com>
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260-248-3112
wcplanning2@whitleygov.com

Mark Cullnane

From: BAuld@nisource.com
Sent: Tuesday, September 1, 2020 10:51 AM
To: Mark Cullnane
Subject: Re: Request for Comment on 20-W-SUBD-16 Nice Estates

Hi Mark,

NIPSCO has no conflicts with the proposed plat for Nice Estates. We have facilities on the East side of SR 109.

- Brad Auld -

Brad Auld | Engineer II | Northern Indiana Public Service Company

NIPSCO | 1501 Hale Ave | Fort Wayne, IN 46802 | ☎ O: (260) 257-6608 C: (260)241-4141 | ✉ bauld@nisource.com

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From: Mark Cullnane <wcplanning2@whitleygov.com>
To: Emily Romine <wctaxdeputy@whitleygov.com>, Brandon Forrester <wcengineer@whitleygov.com>, Scott Wagner <swagner@whitleygov.com>, "Gotz, Jon - NRCS-CD, Columbia City, IN" <Jon.Gotz@in.nacdn.net>, "bauld@nisource.com" <bauld@nisource.com>, "b_deutsch@nremc.com" <b_deutsch@nremc.com>, "Smith, Rob D" <Robert.D.Smith@centurylink.com>,
Date: 09/01/2020 09:36
Subject: Request for Comment on 20-W-SUBD-16 Nice Estates

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Hello,

I am reaching out to request comment on proposed subdivision 20-W-SUBD-16 Nice Estates. Petitioner is requesting a 1-lot subdivision. This is basically a replat of Lot 1 of Whitlow's Estates (more commonly known as 4097 N State Road 109, Columbia City) in Section 16 of Thorncreek Township, and is located on the west side of N. State Road 109, approximately 250' north of W. 400 North. Whitlow's Estates was originally approved by the Plan Commission in November 2017 as petition number 17-W-SUBD-13. Petitioner wishes to sell 0.79 Ac.± to an adjoining property owner. The preliminary plat is attached.

Please let me know if you have any questions or concerns.

Mark Cullnane
Planner I
Columbia City/Whitley County Joint Planning & Building Department
220 West Van Buren Street, Suite 204
Columbia City, IN 46725
260-248-3112
wcplanning2@whitleygov.com
[attachment "08-18-20 - Preliminary - Nice Estates.pdf" deleted by Bradley Auld/NCS/Enterprise]

Mark Cullnane

From: Brad Deutsch <b_deutsch@nremc.com>
Sent: Wednesday, September 2, 2020 2:31 PM
To: Mark Cullnane
Subject: RE: Request for Comment on 20-W-SUBD-16 Nice Estates

NREMC has no comment.

Brad Deutsch
Field Engineering Supervisor
O: 1-888-413-6111 ext. 427
C: 260-229-6662

4901 East Park 30 Drive | Columbia City, IN 46725



From: Mark Cullnane <wcplanning2@whitleygov.com>
Sent: Tuesday, September 1, 2020 9:24 AM
To: Emily Romine <wctaxdeputy@whitleygov.com>; Brandon Forrester <wcengineer@whitleygov.com>; Scott Wagner <swagner@whitleygov.com>; Gotz, Jon - NRCS-CD, Columbia City, IN <Jon.Gotz@in.nacdnet.net>; bauld@nsource.com; Brad Deutsch <b_deutsch@nremc.com>; Smith, Rob D <Robert.D.Smith@centurylink.com>
Subject: Request for Comment on 20-W-SUBD-16 Nice Estates

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