

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

22-W-SUBD-4 PRIMARY PLAT APPROVAL

Rex & Cinda Schipper

Schipper Subdivision, northeast of 950 West and 1000 South

MAY 18, 2022

AGENDA ITEM: 3

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.17 acres	Lot size:	1.837 acre	4.00 acres
Number of lots:	1 lot	Lot width:	225'	242'
Dedicated ROW:	0.17 acre	Lot frontage:	50'	242'

The petitioner, owner of the subject property, is requesting an approval for a one-lot subdivision to be named Schipper Subdivision. The proposed plat is located approximately 2,100' east of the intersection of 950 West and 1000 South in Section 30 of Cleveland Township. The site is currently unimproved and used for agriculture.

Proposed are one lot and dedicated right-of-way. Platting is required due to previous splits from the 1979 parent tract. This is the first platted lot from the 2018 parent tract, so no rezoning is required. The nearest current CFO is about 2,000' to the east. The anticipated use is for residential.

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

A 30' wide half right-of-way for the county road would be dedicated along the frontage. 10' drainage and/or utility easements are shown on the perimeters of the lot.

The Health Department commented that soil testing was still underway for the lot.

Separate restrictive covenants have not been submitted at the time of this writing.

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. Health Department requirements must be met prior to recordation of secondary plat.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 5/11/22

PLAN COMMISSION RECORD OF ACTION

Motion:

By:

Second by:

Approve

Approve w/conditions

Deny

<i>Vote:</i>	Drew	Emerick	Hodges	Johnson	Kurtz-Seslar	Schrumpf	Wolf	Wright
<i>Yes</i>								
<i>No</i>								
<i>Abstain</i>								

