

CITY OF ANGOLA PLAN COMMISSION STAFF REPORT
Re-Scheduled Public Meeting: Monday, May 11, 2020 – 3:30 p.m.
Public Hearings will also begin at 3:30 p.m. – see hearing times next to cases.
This is a teleconference (dial by phone) public meeting and hearings
Join Microsoft Teams Meeting
dial 1-219-293-4381 Conference ID#: 470 289 350 #
United States, Gary (Toll)

City of Angola Plan Commission Staff Report

Date of Public Meeting and Public Hearing: May 11, 2020
Plan Commission Case #: 2020-04-01 (Public Hearing)
Applicant/Property Owner: Tony and Jodie Green
Address: 1210 E 200 N Angola, Indiana
Project Name: Green Haven Subdivision
Request: Primary/Secondary Plat – 1 lot subdivision for 5 acres
Zoning District: Agricultural (Ag) District – Located in the Extraterritorial Jurisdictional Area.

Legal Notice published in the Herald Republican on April 30, 2020. Notices sent to property owners as required by Statute and City Code of Ordinances.

Angola Municipal Code Title 18 Unified Development Code Criteria:

- Chapter 18.28 Agricultural (AG) District
- Chapter 18.200 Subdivision of Land, Sections 18.200.010 Primary Plat and 18.200.020 Secondary Plat.

Summary:

The Applicants, Tony and Jodie Green own the entire acreage. They propose to subdivide 5.00 acres for loan purposes. The request is for a primary and secondary plat for Lot 1 of Green Haven Subdivision within an agricultural district to construct a home on the property in the future. There will be a 50 ft. wide access easement to share with the current residence along the road. City of Angola utilities are not at this site.

Planning Department comments: the plat approval is subject to the following comments

1. The property owner/surveyor is responsible for contacting any Steuben County and out of city utility agencies prior to recording of the plat for verification of other requirements not under the City of Angola's control or jurisdiction.
2. Once any proposed changes made to the plat is completed and subject to plan commission approval subject to conditions, we can then sign off on the plat. Mylars will be requested with following information and instructions:
 - a. Provide 4 mylars to the City Planning Department only with the owner's signatures.
 - b. Signatures must be notarized on the plat.
 - c. The engineer/surveyor signature and stamp must be on the secondary plat.
 - d. Planning staff will have the Angola Plan Commission President and Secretary to sign the 4 mylars (plats). This will be scheduled for signatures by planning staff.
3. The planning staff will contact the engineer/surveyor or property owner to pick up the signed mylars to deliver to the County Auditors and Records offices to record.

4. The plat must be recorded prior to closing on the property or it will create confusion with the County Auditor's office. (discuss with Rowland and Associates).
5. Once the plat is accurately recorded by the county, return a mylar to the city planning department for city permanent records.
6. When ready to submit plans for the future home on site, contact City Planning Department for instructions for site, building, out of city utilities, drainage and stormwater requirements and board of health permits for both septic and well systems.

COMPREHENSIVE PLAN

The plat is compatible with the surrounding land uses and in conformance with Angola's Comprehensive Plan dated October 15, 2012. The Angola Municipal Code is current through Ordinance 1629-2020, passed April 8, 2020.

Objective 1.5: Strongly encourage redevelopment of under-utilized, vacant, or abandoned structures and lots.

- Objective 1.10: Encourage more diversity in housing types to better meet the needs of older residents and to appeal to younger and more diverse employees working in Angola.

FINDINGS OF FACTS - The Plan Commission shall make the following findings of fact. Approval of findings may be in the form of a general statement. Disapproval of findings shall specify the provision of this title or city of Angola's construction standards with which there is not compliance or the manner in which the project is not consistent with the Angola Comprehensive Plan.

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Project Name: Green Haven Subdivision

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- (i) The subdivision of land is/is not consistent with the Angola Comprehensive Plan.
- (ii) The subdivision of land does/does not satisfy the development requirements of Division IV of this title, Subdivisions.
- (iii) The subdivision of land does/does not satisfy the standards of Division V of this title, Design Standards.
- (iv) The subdivision of land does/does not satisfy any other applicable provisions of this title.
- (v) The subdivision of land does/does not satisfy the construction requirements of the city of Angola's construction standards.

Final Action.

- (i) If the Plan Commission finds all of the findings of fact in the affirmative, it shall approve or approve with commitments the application for primary plat.
- (ii) If the Plan Commission does not find all of the findings of fact in the affirmative, it shall deny the application for primary plat.

Action of the Angola Plan Commission based on the Findings of Fact:

Motion to Approve:

Motion to Approve with Conditions: (as per the attached staff report) and any additional comments made by the Plan Commission.

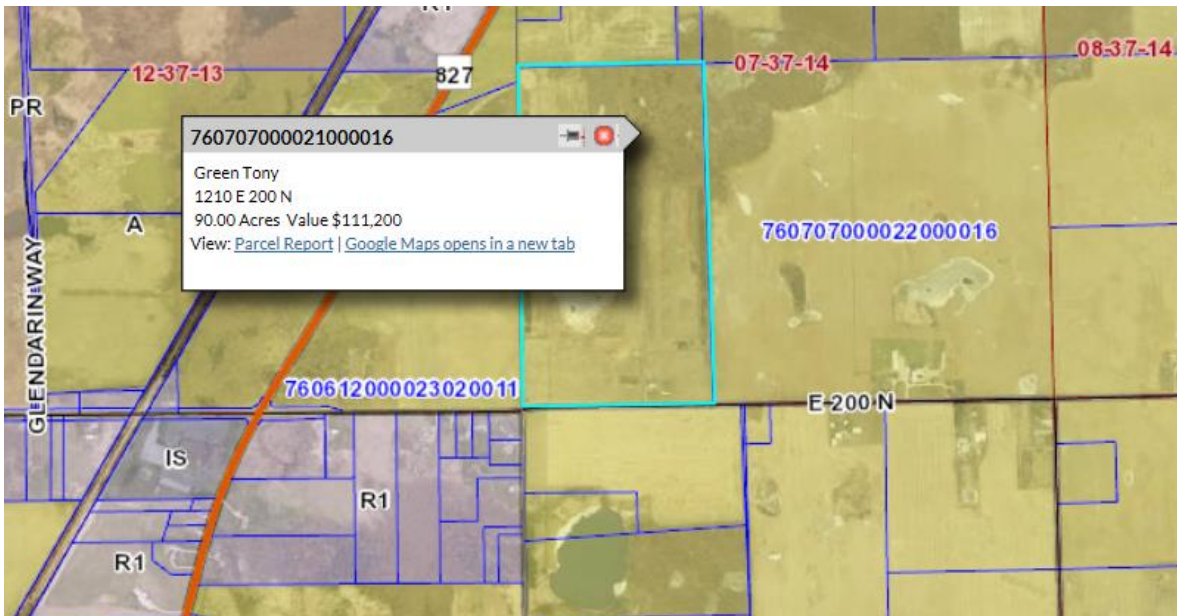
Motion to Deny: due to the following comments:

Vote by Angola Plan Commission:

Name:	Approve	Deny	Abstain	Absent
Gene Burd	Approve	Deny	Abstain	Absent
Veryl Carpenter	Approve	Deny	Abstain	Absent
Amanda Cope	Approve	Deny	Abstain	Absent
Josh Fletcher	Approve	Deny	Abstain	Absent
Tina King	Approve	Deny	Abstain	Absent
Jeff Martin	Approve	Deny	Abstain	Absent
Jerry McDermid	Approve	Deny	Abstain	Absent
Jeff Peters	Approve	Deny	Abstain	Absent
Charles Sheets	Approve	Deny	Abstain	Absent
Anne Watkins	Approve	Deny	Abstain	Absent
Craig Williams	Approve	Deny	Abstain	Absent

The Plan Commission Staff report was prepared and submitted by Director Vivian Likes and attachments will be submitted into record and minutes at the public hearing.

Surrounding zoning districts: Agricultural



Current GIS map (existing property)

