

City of Angola Plan Commission Staff Report

Date of Public Meeting and Public Hearing: September 14, 2020

Plan Commission Case No.: 2020-09-02

Subdivision of Primary (Public Hearing)

Subdivision Secondary Plat (public hearing not required)

Request: Primary/Secondary Plat for Holman Subdivision Lot 1-4, 74.149 total acres.

Applicants: Jeff and Ralph Holman,

Property Owner: Holman family

Location: 540 ft. north of the US Highway 20 and South 100 East intersection (on the west side of the road from the traffic signal) and continues approximately a half mile to the north property line of the parcel, Angola, Indiana.

Legal Notice published in the Herald Republican on September 3, 2020. Notices sent to adjoining landowners as required by the Angola Municipal Code Title 18 Unified Development Code.

Angola Municipal Code Title 18 Unified Development Code Criteria

Zoning Districts: Division II. Chapters 18.28 Agricultural (AG) District; Division VII. Administration. Chapter 18.200 Subdivision of Land, Sections 18.200.010 Primary Plat and 18.200.020 Secondary Plat.

Surrounding Zoning Districts are zoned as Agricultural and R1 to the Southwest.

Summary:

The Applicants, Ralph and Jeff Holman are requesting a Primary Plat/Secondary Plat approval for the Holman Subdivision for the existing 75 acres parcel of land for a proposed subdivision of four (4) lots. The proposed subdivision for Lots 1 through 3 will contain approximately 20 acres each and Lot 4 will contain approximately 15 acres. There are no structures on the lots and city utilities are not located within this area or site. The property is zoned as an Agricultural (AG) District and located within the City of Angola's Extra Territorial Planning Jurisdiction located outside of the corporation limits.

Plan Review Comments:

Planning Department: Viv Likes

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 Recorders 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

Once the plat is accurately recorded by the county, returned a mylar to the city planning department for city permanent records.

Both the City of Angola Water and WWTP Departments had no comments as city utilities are not in this area of the extra-territorial jurisdiction.

According to the MS4 Dept. the floodplain checked for applicability is not applicable.

No other comments from the city departments.

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 1623-2019, passed November 4, 2019.

RECOMMENDATION

Based on the Comprehensive Plan and the Angola Municipal Code Title 18 Unified Development Code Criteria and Subdivision Control criteria being met and subject to any outstanding plan review comments.

FINDINGS OF FACT: 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.

- (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:

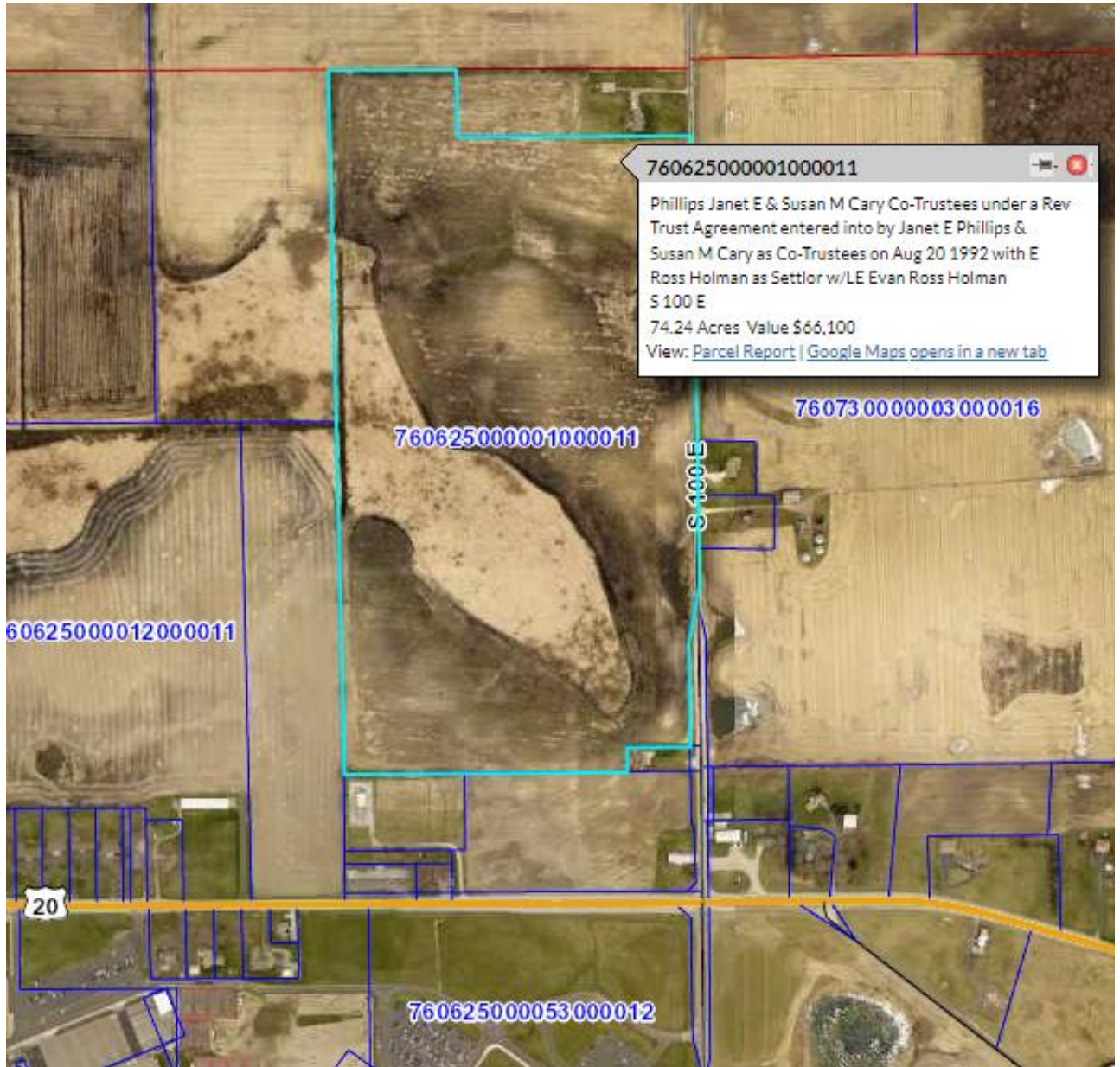
___ Motion to Approve with Conditions: (as per the attached staff report) and any additional comments made by the Plan Commission.

___ Motion to Deny: due to the following comments:

Vote by Angola Plan Commission:

<u>Name:</u>	<u>Approve</u>	<u>Deny</u>	<u>Abstain</u>	<u>Absent</u>
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

Current GIS map (existing property)



APPLICATION FOR PLAN COMMISSION
MEETING AND/OR PUBLIC HEARING

City of Angola Plan Commission
Office of Economic Development and Planning
210 N. Public Square, Angola, Indiana 46703-1960
Ph: 260.665.7465 Fax: 260.665.9164 email: planning@angolain.org

Date received: 07-13-2020 *WHL*
Case No.: 2020-09-02 plat & plat
Hearing Date: 09-14-2020

The substantially complete application must be completed in order to process and review to be placed on the Plan Commission agenda.

Type or print the information on the form. The Applicant or Representative will be the point of contact.

1. Applicant/Representative Name Ralph or Jeff Holman Phone 260-668-6105 *Jeff*
Email: _____
Address 2105 S. 200 E Angola Fax _____
2. Owner Name Janet Phillips & Susan Cary (Co-Trust) Phone 260-894-1806
Email: _____ *Susie*
Address 2088 Townline Rd. Ligonier IN 46767 Fax SUSIE Likes 2 bake@gmail.com
3. Developer Name Ralph or Jeff Holman Phone _____
Email: _____
Address _____ Fax _____
4. Project Name: Holman Subdivision
5. Property Information:
Address _____ Subdivision/Addition/Section _____ Lot No. _____
Map No./Parcel No. _____
6. Current Zoning District(s) _____ Lot/Land Area Approx 75 acres sq. ft./acre
Proposed Zoning District(s) _____ *Split -*
3 @ approx. 20 acres
1 @ approx. 15 acres
7. Request:
 Subdivision Primary Plat:
 Subdivision Secondary Plat:
 Development Plan:
 Zoning/ Rezoning:
 Unified Development Ordinance: Text Amendment:
 Other: (Annexation, Plat Vacation, etc.)

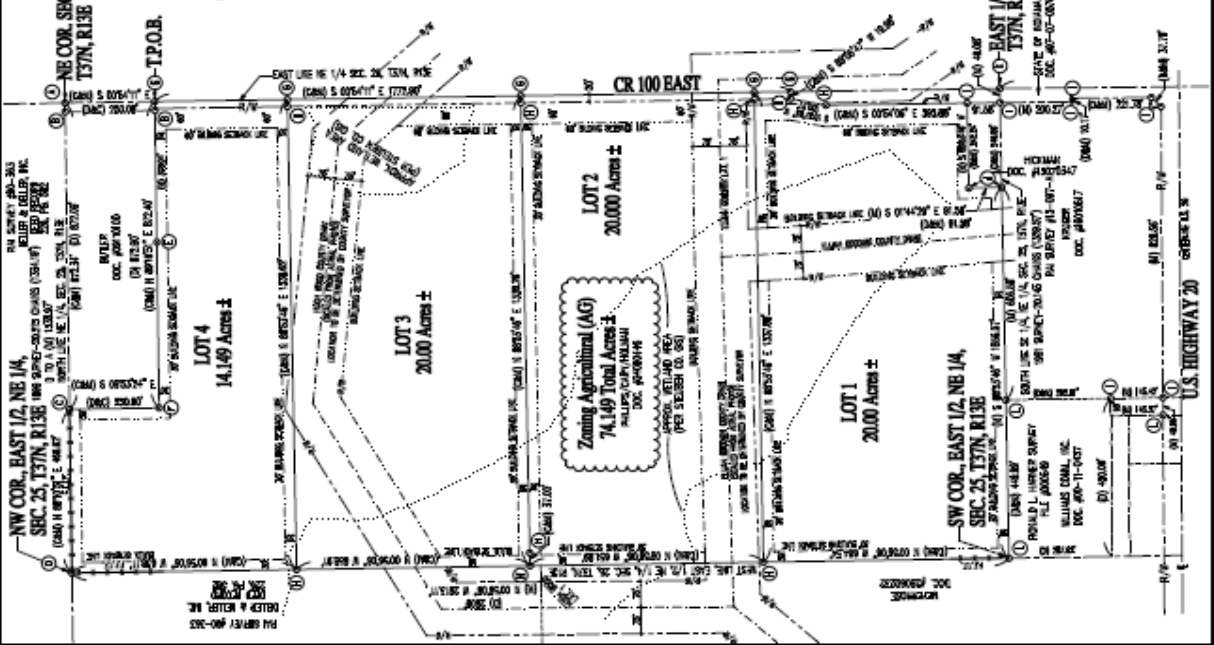
HOLMAN SUBDIVISION
 PART OF THE NE 1/4 OF SECTION 25,
 TOWNSHIP 37 NORTH, RANGE 13 EAST,
 STEUBEN COUNTY, INDIANA



- LEGEND:**
- ① 1/4 FEET PLAIN
 - ② 3/4\"/>

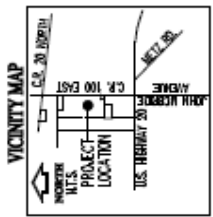
- NOTE:**
1. East 100' Road (CR 100) is a public highway, according to the City of Indianapolis, Indiana, Indiana State Map.
 2. Existing Subdivisions are shown on the basis of the Plat of Survey.
 3. The High Road (CR 100) is a public highway, according to the City of Indianapolis, Indiana, Indiana State Map.
 4. The High Road (CR 100) is a public highway, according to the City of Indianapolis, Indiana, Indiana State Map.
 5. The High Road (CR 100) is a public highway, according to the City of Indianapolis, Indiana, Indiana State Map.
 6. The High Road (CR 100) is a public highway, according to the City of Indianapolis, Indiana, Indiana State Map.

FLOOD STATEMENT:
 THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OF WASHINGTON, D.C. THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OF WASHINGTON, D.C.



BOUNDARY DESCRIPTION:
 THE BOUNDARY DESCRIPTION OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST, STEUBEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST, STEUBEN COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEARING S 89° 50' 00\"/>



SURVEYOR'S CERTIFICATION:
 I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF INDIANA, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ABOVE DESCRIBED PROPERTY AND THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF STEUBEN, INDIANA, AND I HAVE FOUND THAT THE SAME ARE CORRECTLY DESCRIBED AND THAT THE SAME ARE NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST THAT MAY AFFECT THE SAME.

NO.	DATE	DESCRIPTION	BY
1	08/13/20	PREPARED BY	PHILIPS-COPY-HOLMAN
2	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
3	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
4	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
5	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
6	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
7	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
8	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
9	08/13/20	REVISION	PHILIPS-COPY-HOLMAN
10	08/13/20	REVISION	PHILIPS-COPY-HOLMAN

ROWLAND ASSOCIATES, INC.
 CONSULTING ENGINEERS - SURVEYORS
 P.O. BOX 100, 150 1/2 E. HUNTER ST.
 INDIANAPOLIS, INDIANA 46201-0100
 PH: 317-442-3300 FAX: 317-442-3300

PROJ: PHILIPS-COPY-HOLMAN
 COUNTY ROAD 100 EAST
 2008-08-13-20
 HOLMAN SUBDIVISION

HOLMAN SUBDIVISION
 PART OF THE NE 1/4 OF SECTION 25,
 TOWNSHIP 37 NORTH, RANGE 13 EAST
 STEUBEN COUNTY, INDIANA



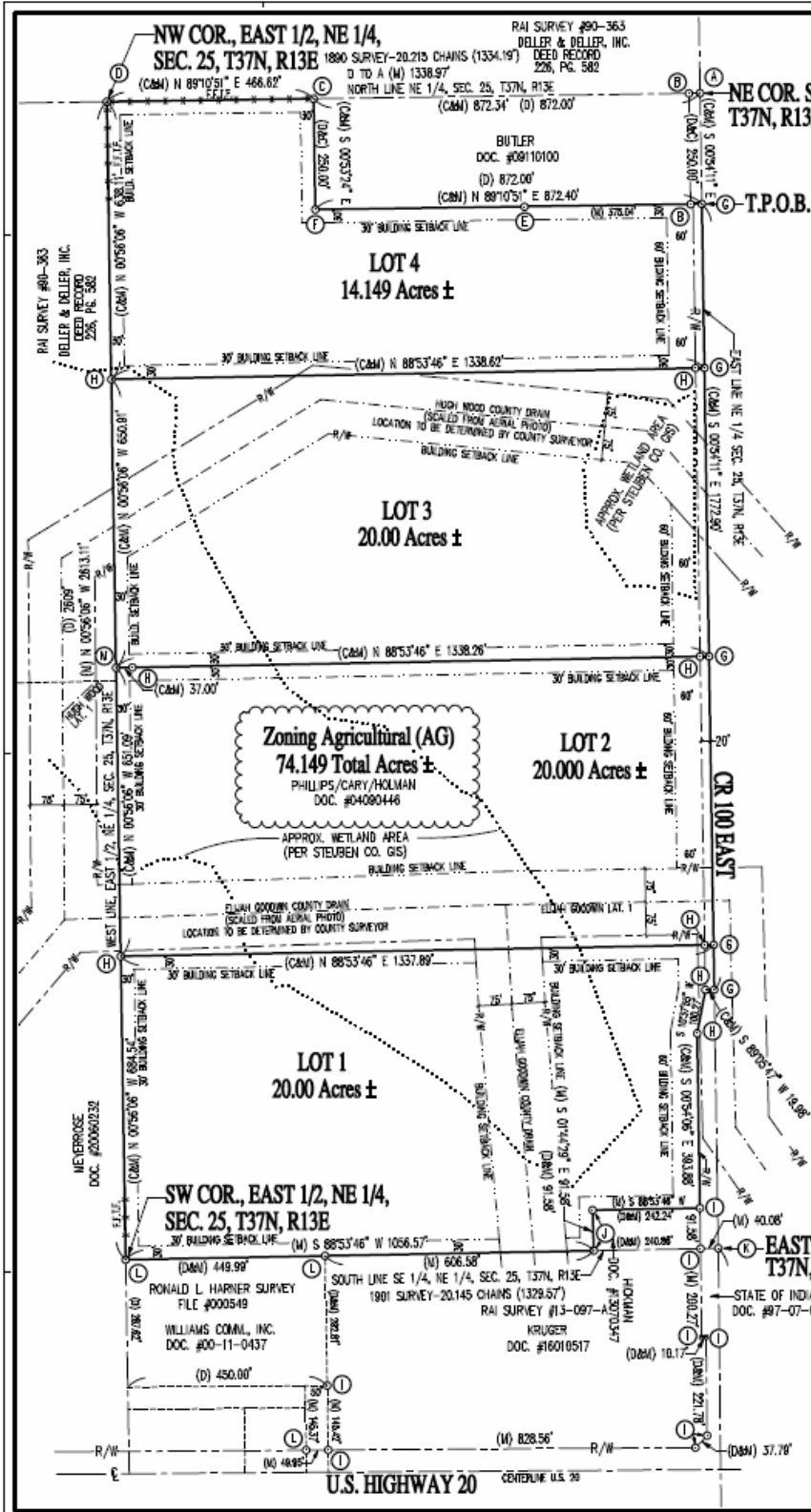
NORTH

BASIS: INDIANA STATE PLANE COORDINATE SYSTEM NAD83, INDIANA ZONE EAST, RTK, CONNECTED TO INDOT CORP. NETWORK.
 200 0 200 400 600
 Scale: 1" = 200'

- LEGEND:**
- (A) #4 REBAR STAKE FOUND
 - (B) 3/4" IRON PIPE STAKE W/RUFF ID. CAP FOUND 0.15± NORTH OF LINE
 - (C) 3/4" IRON PIPE STAKE FOUND 0.6± SOUTH OF CORNER
 - (D) DRILL HOLE IN LARGE STONE FOUND
 - (E) 3/4" IRON PIPE STAKE W/RUFF ID. CAP FOUND 0.5± SOUTH OF LINE
 - (F) CALCULATED CORNER; ALSO BROKEN "T" POST FOUND 0.7± SOUTH
 - (G) MAG NAIL SET
 - (H) #5 REBAR STAKE W/DAVID-RAI LD. CAP SET
 - (I) #5 REBAR STAKE W/DAVID LD. CAP FOUND (ORIGN-RAI)
 - (J) #5 REBAR STAKE FOUND
 - (K) #4 REBAR STAKE FOUND; ALSO MAG NAIL INSIDE IRON PIPE STAKE FOUND
 - (L) #5 REBAR STAKE W/RLS #100032 ID. CAP FOUND
 - (M) CALCULATED CORNER, FALLS IN DITCH
 - (N) MEASURED
 - (C) CALCULATED
 - (D) DEED
 - F.F.T.F. = FARM FIELD TYPE FENCE
 - R/W = RIGHT-OF-WAY

- NOTE:**
1. Real Estate is zoned (AG) Agricultural, according to the City of Angola, Indiana Zoning Map;
 2. Building Setback Lines are noted of the Plot of Survey;
 3. The Hugh Wood Regulated County Drain and the Eljah Goodwin Regulated County Drain shown on this Plat Map were taken from an aerial photograph and were not field located. The location of said drains to be determined by the Steuben County, Indiana Surveyor;
 4. Wetland Areas must be identified by a Wetland Specialist;
 5. County Road 100 East is a public highway;
 6. Must comply with the City of Angola Plan Commission;

FLOOD STATEMENT:
 ACCORDING TO FLOOD INSURANCE RATE MAP PANEL #18151C0165E, DATED DECEMBER 17, 2013, THE SUBJECT REAL ESTATE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.



REVISIONS	
08/13/20	ADD FLOOD STATEMENT & AFF