# MONROE COUNTY PLAT COMMITTEE



April 16, 2020 4:00 pm

HELD VIA TELECONFERENCE

# A G E N D A MONROE COUNTY PLAT COMMITTEE

Link: https://us02web.zoom.us/j/472716464?pwd=TG1Ud2tzM1RNZC85STR3N1NZc3paQT09

April 16, 2020

4:00 pm

#### **REGULAR MEETING**

**OLD BUSINESS:** 

**NEW BUSINESS:** 

1. 2001-SSS-02 Langley on Wylie Road Sliding Scale Subdivision PAGE 3

**Amendment 1** 

**Plat Committee Decision** 

Two (2) parcels on 19.76 acres +/- in Washington Township, Section 33 at E

Wylie Rd (parcel #: 53-02-33-400-010.000-017).

Zoned AG/RR.

2. 2002-SSS-03 Shuler Sliding Scale Subdivision Preliminary Plat

**Plat Committee Decision.** 

One (1) 16.58 +/- acre parcel in Section 24 of Bloomington Township at

3756 N Russell RD. **Zoned AG/RR.** 

\*\*\*CONTINUED BY STAFF\*\*\*

3. 2003-SPP-01 North Park -Office State Road 46 Subdivision

(Tract B-2, Parcel 2A & 3) Preliminary Plat Right of Way Width Waiver Requested Plat Committee Recommendation.

Four (4) 33.68+/- acre parcels in Sections 24 & 25 of Richland Township and

Sections 19 & 30 of Bloomington Township at N Lintel DR.

**Zoned PUD.** 

\*\*\*CONTINUED BY STAFF\*\*\*

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Monroe County, should contact Monroe County Title VI Coordinator Angie Purdie, (812)-349-2553, apurdie@co.monroe.in.us, as soon as possible but no later than forty-eight (48) hours before the scheduled event.

Individuals requiring special language services should, if possible, contact the Monroe County Government Title VI Coordinator at least seventy-two (72) hours prior to the date on which the services will be needed.

The meeting will be open to the public.

#### MONROE COUNTY PLAT COMMITTEE MEETING

**April 16, 2020** 

**PLANNER** Rebecca Payne **CASE NUMBER** 2001-SSS-02

**PETITIONER** Janet Langley, c/o Deckard Land Surveying

**ADDRESS** 53-02-33-400-010.000-017

**REQUEST** Sliding Scale Subdivision Amendment 1

ACRES $20.0 \pm$ ZONEAG/RRTOWNSHIPWashington

SECTION 33 PLAT N/A

**COMP PLAN** 

**LAND USE DESIGNATION: Rural Residential** 

#### **EXHIBITS**

1. Petitioner Letter

2. Preliminary Plat Drawing

#### RECOMMENDED MOTION

Staff gives a recommendation of **approval** of the Langley on Wylie Sliding Scale Subdivision Amendment 1 based on the findings of fact and subject to the Monroe County Highway Department & Drainage Engineer reports and recommendations.

#### PETITIONER'S REQUEST

The proposed amendment to the sliding scale subdivision would make Lot 2 buildable. The proposed acreages are as follows:

Lot 1: 5.38 acres, 3.3 acres noted as Buildable Area

Lot 2: 14.38 acres, 3.40 acres noted as Buildable Area (Parent Parcel)

Lot 2 does meet all other development standards and the Subdivision Control Ordinance's provisions. A septic permit is on file for Lots 1 & 2.

The parcel is primarily floodplain but does contain a driveway outside of the FEMA floodway per the survey. Lot 1 will contain one future home site. Lot 2 will now be buildable.

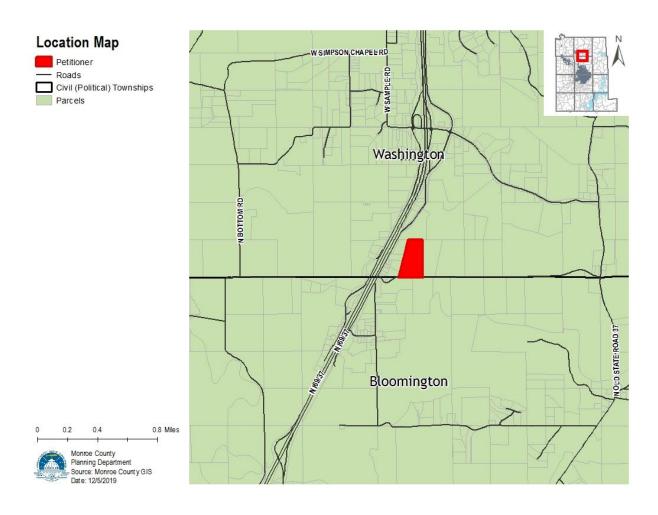
Per Chapter 856-7: Any subdivision of land for agricultural or conservation purposes not involving any new street or access easement or any non-agricultural structures shall be exempted from the buildable area requirement and the minimum lot size requirement. Land subdivided for agricultural or conservation purposes must include the use restriction that shall be recorded on the Final Plat and incorporated as a Recorded Commitment referenced on any deed conveying the land.

#### CONNECTIVITY

Lot 2 has road frontage along E Wylie Rd. Lot 1 access is derived from a driveway through Lot 2. This driveway is just outside the FEMA floodplain.

# **LOCATION MAP**

The property is located in Washington Township, Section 33. The property maintains frontage on E Wylie Rd which is classified as a Local Road.



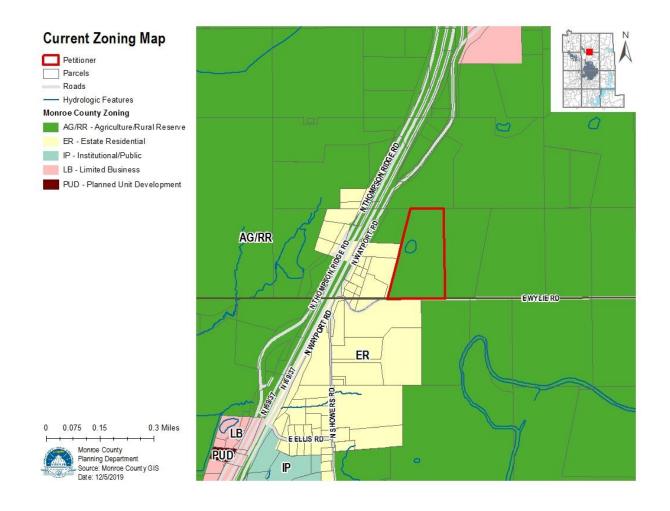
# SITE CONDITIONS

The petition site consists of two lots totaling 20 acres. The lots are vacant and currently used as farmland. This proposed amendment will allow for Lot 2 to be buildable.



## ADJACENT ZONING

The property is zoned Agriculture/Rural Reserve (AG/RR). Adjoining properties are zoned AG/RR or Estate Residential (ER). The properties and all adjacent properties appear to be used for residential or agricultural purposes.



#### COMPREHENSIVE PLAN DISCUSSION

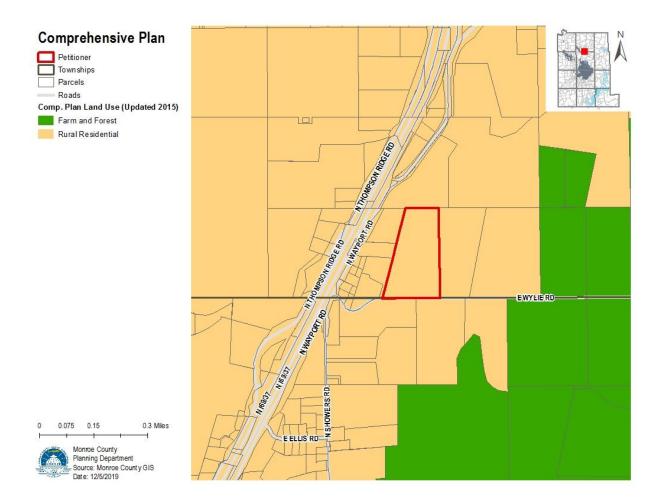
The petition site is located within the Rural Residential designation of the Comprehensive Plan designation, which states:

#### **Rural Residential**

The Rural Residential use category includes rural property, environmentally sensitive areas, and areas adjacent to quarry operations where low densities are appropriate and desirable; however, the sparse population character of the Farm and Forest category is no longer applicable. Generally, these areas are characterized by active or potential mineral extraction operations nearby, steep slopes, and the remaining forest and/or agricultural land where roadways and other public services are minimal or not available.

The Rural Residential use category includes all property in Monroe County that is not within the Farm and Forest Residential area, Bloomington Urbanizing Area or a Designated Community, or an incorporated town or city. Approximately 52,000 acres of rural property in Indian Creek, Clear Creek, Van Buren, Bloomington, Richland, Bean Blossom, Washington, and Benton Townships are designated Rural Residential. Most often this category adjoins or is very close to the Farm and Forest Residential areas. Current Rural Residential densities are usually greater than 64 homes per section and some portions of the Rural Residential area have already been subdivided or developed at urban densities.

To maintain Rural Residential property use opportunities, an average residential density per survey section shall be established by ordinance. This average density shall preserve the rural lifestyle opportunity of this area and help protect nearby Vulnerable Lands. Where appropriate infrastructure is available, home clustering with open space dedications may be an option in this residential category. Open space can serve a variety of uses including recreational opportunities for local residents, limited accessory agricultural uses, or buffering of an adjoining use. Contiguous Resilient Land shall be available for each dwelling adequate to support either two independent conventional septic fields or one replaceable mound system. Sufficient space for buildings traditionally associated for this type of use must also be provided. In addition, public roadways shall not experience less than the Monroe County Level of Service standard existing at the time this Plan is adopted. New subdivision road traffic lanes that access County roadways shall not exceed the capacity of traffic lanes for adjoining public roadways. State highways, major collectors, or arterial roads are exempt from this requirement.



# SITE PHOTOS



Looking North from E Wylie Rd



Looking West along E Wylie Rd



Existing Westside Access Drive to Lots 1 & 2



Existing Westside Access Drive to Lots 1 & 2



Existing Eastside Access Drive to Lots 1 & 2

#### FINDINGS OF FACT – Subdivisions

#### 850-3 PURPOSE OF REGULATIONS

(A) To protect and provide for the public health, safety, and general welfare of the County.

# **Findings**

- The petition site is zoned Agriculture/Rural Reserve (AG/RR);
- The site contains floodplain;
- Lot 1 and 2 are buildable.
- The site is not within the regulated Environmental Constraints Overlay Area;
- There are no sinkhole conservancy areas delineated on the proposed plat;
- The parcel maintains frontage along E Wylie RD;
- The site is surrounded by estate residential and agricultural uses;
- **(B)** To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.
  - This site is located in the Rural Residential area as stated in the Comprehensive Plan;
- (C) To provide for the safety, comfort, and soundness of the built environment and related open spaces.

# **Findings**

- The subdivision amendment will result in Lot 2 being buildable.
- The parent parcel (Lot 2), made up of 14.38 acres, will not be able to be subdivided for a period of 25 years;
- A portion of Lot 2 is in FEMA floodplain;
- **(D)** To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.

#### **Findings**

- See findings under (A), (B), and (C) above;
- Under Chapter 856-7, the language under buildable area states: "Any subdivision of land for agricultural or conservation purposes not involving any new street or access easement or any non-agricultural structures shall be exempted from the buildable area requirement and the minimum lot size requirement. Land subdivided for agricultural or conservation purposes must include the use restriction that shall be recorded on the Final Plat and incorporated as a Recorded Commitment referenced on any deed conveying the land."
- Lot 2 is to be denoted as buildable.
- (E) To guide public and private policy and action to ensure that adequate public and private facilities will be provided, in an efficient manner, in conjunction with new development, to promote an aesthetically pleasing and beneficial interrelationship between land uses, and to promote the conservation of natural resources (e.g., natural beauty, woodlands, open

spaces, energy and areas subject to environmental constraints, both during and after development).

# **Findings**

- See Findings under (A) (D) above;
- **(F)** To provide proper land boundary records, i.e.:
  - (1) to provide for the survey, documentation, and permanent monumentation of land boundaries and property;

## **Findings**

- The petitioner has submitted a preliminary plat drawn by a registered surveyor.
  - (2) to provide for the identification of property; and,

# **Findings**

- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site.
  - (3) to provide public access to land boundary records.

### **Findings**

• The land boundary records are found at the Monroe County Recorder's Office and, if approved, this petition will be recorded there as a plat. The plat must comply with Chapter 860 - Document Specifications to be recorded.

#### **EXHIBIT 1: Petitioner Letter**

4/9/2020

Mike and Janet Langley - Rebecca Payne

# Mike and Janet Langley

#### eric deckard <ericdeckard1@msn.com>

Tue 1/21/2020 7:28 AM

To:Rebecca Payne <rpayne@co.monroe.in.us>;

@ 3 attachments

LANGLEY 19-112 Layout1 (2020).pdf; LANGLEY 19-112 Layout2 (2020).pdf; Lot 2 Septic.pdf;

#### Rebecca,

The Langley's would like to make lot 2 of the Lagley Sliding Scale a buildable lot. Planing has advised that a new septic permit is needed and that we would need to refile the petition in order to remove the language on lot 2. Please find attached a pdf copy of the plat with the only change being the non-buildable language removed from lot 2 and the new septic permit. I would like to drop the check and paper copy off to you today, because I will be out of town the remainder of the week for continuing education.

Best regards,

Eric L. Deckard, LS

DECKARD LAND SURVEYING, LLC 1604 S. Henderson St. Bloomington, IN 47401 Office: 812-961-0235

www.deckardlandsurveying.com

EXHIBIT 2: Langley Sliding Scale Subdivision – Preliminary Plat

