

MONROE COUNTY PLAT COMMITTEE



**November 17, 2022
4:00 pm**

Hybrid Meeting

In-person

Monroe County Government Center
Planning Department
501 N. Morton Street, Suite 224
Bloomington, IN 47404

Virtual

Zoom Link: <https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtgK0NQIQIFLazRTQT09>

If calling into the Zoom meeting, dial: 312-626-6799

Meeting ID #: 823 0548 5858

Password: 278851

A G E N D A
MONROE COUNTY PLAT COMMITTEE
of the Monroe County Plan Commission

Monroe County Planning Department
HYBRID

When: November 17, 2022 at 4:00 PM

Where: 501 N Morton St, Suite 224

Or via Zoom: <https://monroecounty-in.zoom.us/j/82305485858?pwd=c2lrWFp0eGFNQUtqK0NQQiFLazRTQT09>

If calling into the Zoom meeting, dial: 312-626-6799.
When prompted, enter the Meeting ID #: 823 0548 5858
Password: 278851

ADMINISTRATIVE:

- | | | |
|---------------------|--|---------------|
| 1. SFP-22-22 | Request to Change Title of Final Plat
From Clifford / Huntington Sliding Scale Subdivision to
Howard Farm Partners LLC Sliding Scale Subdivision.
Four (4) parcels on 80.98 +/- acres in Section 28 of Richland Township at
7480 W Howard RD, Parcel no. 53-04-28-100-010.000-011
Owner: Howard Farm Partners LLC
Zoned AG/RR. Contact: dmyers@co.monroe.in.us | PAGE 3 |
|---------------------|--|---------------|

OLD BUSINESS:

- | | | |
|--------------------|--|---------------|
| 1. SSS-22-7 | Bowman Sliding Scale Subdivision Preliminary Plat
Plat Committee Decision.
Three (3) parcels on 21.78 +/- acres in Section 15 of Richland Township at
6721 W Ratliff RD, Parcel #53-04-15-300-046.000-011.
Owner: Bowman, Michael
Zoned AG/RR. Contact: dmyers@co.monroe.in.us | PAGE 4 |
|--------------------|--|---------------|

NEW BUSINESS: None.

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

Public Meeting

Date: November 17, 2022

CASE NUMBER	PROPOSED NAME	DETAIL
SFP-22-22	Clifford/Huntington Sliding Scale Subdivision	4-Lot Sliding Scale Subdivision Final Plat

The Subdivision Control Ordinance shall be interpreted, administered and enforced in a manner that is consistent with Chapter 850-3.

RECOMMENDED MOTION	Approval	Planner: Drew Myers
<p><i>Recommended Motion Conditions or Reasoning:</i> <u>Approve</u> the petitioner's request.</p> <p>Summary: Petitioner completed the final plat process and submitted a mylar plat document to receive final signatures and stamps from the Planning Dept. Upon review, staff noticed that the mylar plat had a different subdivision name listed. The final plat now listed "Howard Farm Partners LLC Sliding Scale Subdivision Final Plat" as the title. Staff determined that the appropriate course of action to rename a previously approved subdivision plat was to bring the alteration back to the Plat Committee for final approval.</p>		

PLAT COMMITTEE DECISION

Waiver(s) Requested:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes:	Buried Utility Waiver
Waiver of Final Hearing Requested:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes	
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Yes:	

PETITIONER	Eric Deckard, Deckard Land Surveying	
OWNERS	Howard Farm Partners LLC	
ADDRESS	7480 W Howard Road 53-04-28-100-010.000-011	
TOWNSHIP + SECTION	Richland; 28	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	80.98	
	PETITION SITE	ADJACENT
ZONING	AG/RR	AG/RR and ME
CDO ZONE	Farm and Forest	Farm and Forest, Rural Residential
USE	Residential / Agriculture	Residential / Agriculture

SUMMARY

The petitioner is proposing a 4-lot Sliding Scale Subdivision with no waiver requests. An existing overhead power line drop services the existing residence on proposed Lot 2. The proposed lots will be serviced by septic systems. Septic permit applications have been submitted for proposed Lot 1 and Lot 3. Lot 2 operates with an existing septic system and received a repair septic permit. Electric and water utility will be provided by South Central Indiana REMC and Washington Township Water, respectively. Each of the proposed lots is accessed via W Howard Road. Driveway permits approvals are pending the outcome of this subdivision petition.



MONROE COUNTY PLAT COMMITTEE

Public Meeting

Date: November 17, 2022

CASE NUMBER	PROPOSED NAME	DETAIL
SSS-22-7	Bowman Sliding Scale Subdivision	3-Lot Sliding Scale Subdivision Preliminary Plat

The Subdivision Control Ordinance shall be interpreted, administered, and enforced in a manner that is consistent with Chapter 850-3.

RECOMMENDED MOTION	Approval	Planner: Drew Myers
<i>Recommended Motion Conditions or Reasoning:</i> <u>Approve</u> based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance.		

Waiver(s) Requested:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes:
Waiver of Final Hearing Requested:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes
Plat Vacation:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Partial <input type="checkbox"/> Yes:

PETITIONER	Doug Graham, Bynum Fanyo & Associates	
OWNERS	Bowman, Michael	
ADDRESS	6721 W Ratliff Road; 53-04-15-300-046.000-011	
TOWNSHIP + SECTION	Bean Blossom; 15	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	10.46	
	PETITION SITE	ADJACENT
ZONING	AG/RR	AG/RR, ER, and PUD
COMP PLAN	Rural Residential	Rural Residential, Designated Communities, or Farm and Forest
USE	Residential	Residential or Agricultural

SUMMARY

The petitioner is proposing a 3-lot Sliding Scale Subdivision from one parcel with no waiver requests. Access to all three proposed lots will be through a new shared driveway within a 50' ingress, egress & utility easement. The shared driveway permit application for the three proposed lots was submitted and was reviewed by the Highway Department. Driveway permit approval is pending the outcome of this subdivision petition. The Health Department issued a repair septic permit for proposed Lot 1 and two new septic permit applications for proposed Lot 2 and Lot 3. Each of the lots will conform to the design standards of the AG/RR zone set forth in Chapter 804 of the Zoning Ordinance and satisfy all requirements of Chapter 862 for Sliding Scale Subdivision petitions.

DISCUSSION

Table 1 provides a summary of the lot configurations and requirements for the Bowman Sliding Scale Subdivision. The preliminary plat (Exhibit 3) provides more detail in regard to buildable area, topography, site conditions, and lot dimensions. A Construction Stormwater General Permit (CSGP) – formally known as Rule 5 – **is required** for this subdivision as the subdivider will be developing and selling the lots created. A riparian easement, sinkhole conservancy area, and drainage easement are delineated on the preliminary plat. Sidewalks and street trees were not required for this subdivision.

A note on the plat references the pre-existing nonconforming status of the existing residential structure (manufactured home) on proposed Lot 1 with respect to its encroachment into the required 60' front yard setback and 15' side yard setback. This structure is to-be-removed per a note on the subdivision plat.

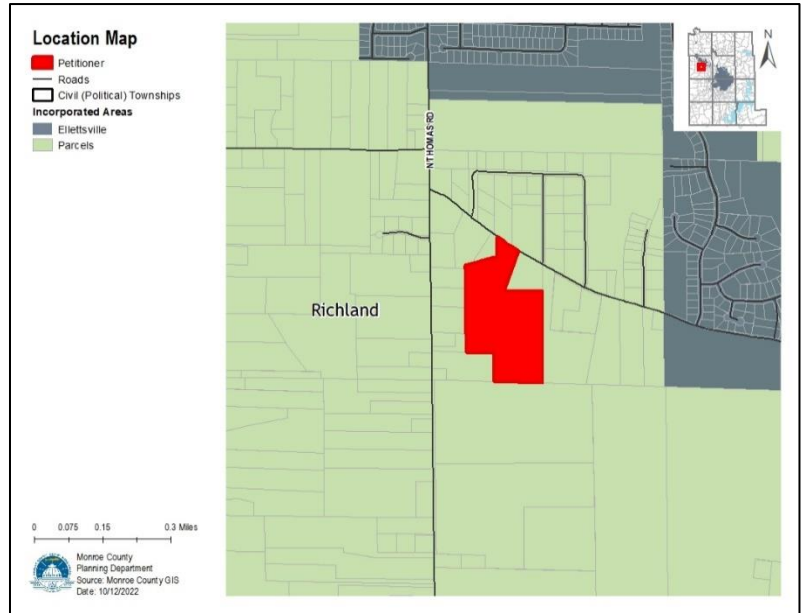


TABLE 1: Summary of Lot Configurations

	LOT 1 (Parent Parcel)	LOT 2	LOT 3
Acreage (after R/W) / Buildable Area (+/-)	19.06 / 13.60	2.51 / 1.56	2.51 / 1.35
Wastewater	Repair Septic Permit; WW-22-28	New Septic Permit; WW-22-29	New Septic Permit; WW-22-30
Utility Access / Capacity	Ellettsville Utilities Will Serve		
Property Access	RW-22-16 (shared driveway)	RW-22-16 (shared driveway)	RW-22-16 (shared driveway)
ROW Dedication / N Mt Tabor RD; minor collector	Yes = 25'	Yes = 25'	Yes = 25'
Environmental Conditions	Drainage easement / steep slope (>15%)	Sinkhole conservancy area / Drainage easement	Sinkhole conservancy area / Riparian easement
Existing Structure(s)	~1,050 sf SFR, ~120 sf utility shed, ~100 sf storage shed	Vacant	Vacant

HIGHWAY COMMENTS:

	Ben Ayers	Remove Comment • Jul 11, 2022 at 11:37 am
<p>Existing driveway entrance on Lot #1 will need to be removed and connected to the proposed easement. Proposed easement will need to be located as far east as possible to meet sight distance requirements to the west.</p>		

STORMWATER COMMENTS:

KT

Kelsey Thetonia

[Remove Comment](#) • Jul 11, 2022 at 10:44 am

Hi Doug, I uploaded a marked up version of the Bowman SSS plat. Please include 100' DEs centered on the flowlines. The lines I drew are approximate - please verify. If you'd like to suggest a different size easement let me know.

MC has a 42" pipe arch under Ratliff Rd. at this location. New private driveways are required to comply with Ch. 761-6:

- (E) Culverts for new driveways and for new private roads serving fewer than five houses shall be provided and designed so that:
- (1) flooding of existing local, collector, or arterial roads is not increased from any frequency flood,
 - (2) flooding to habitable abodes is not increased,
 - (3) the maximum off-site surcharge does not exceed one foot from any frequency flood, and
 - (4) if the surcharge in a two year or a 100 year flood is over four feet, or if the berm height is over ten feet, the berm shall be designed to the standards specified by the County Engineer.

Existing private roads or driveways that are improved or serve new uses will be considered to be new private roads, and the culverts or bridges for these roads must meet the criteria described in this Ordinance. If not covered above, the maximum amount of surcharge may be established by the Board if the crossing is likely to cause off-site damages. In order to reduce maintenance resulting from debris jams, multiple culvert structures shall be allowed only in cases in which the likelihood of debris jams is small and the use of a single culvert is not feasible.

Thanks

Kelsey

EXHIBITS - *Immediately following report*

1. County Slope Map
2. Staff Site Photos
3. Bowman Sliding Scale Subdivision Preliminary Plat (w/ and w/out elevation contours)
4. Staff Findings of Fact for Subdivision

EXHIBIT 1: County Slope Map

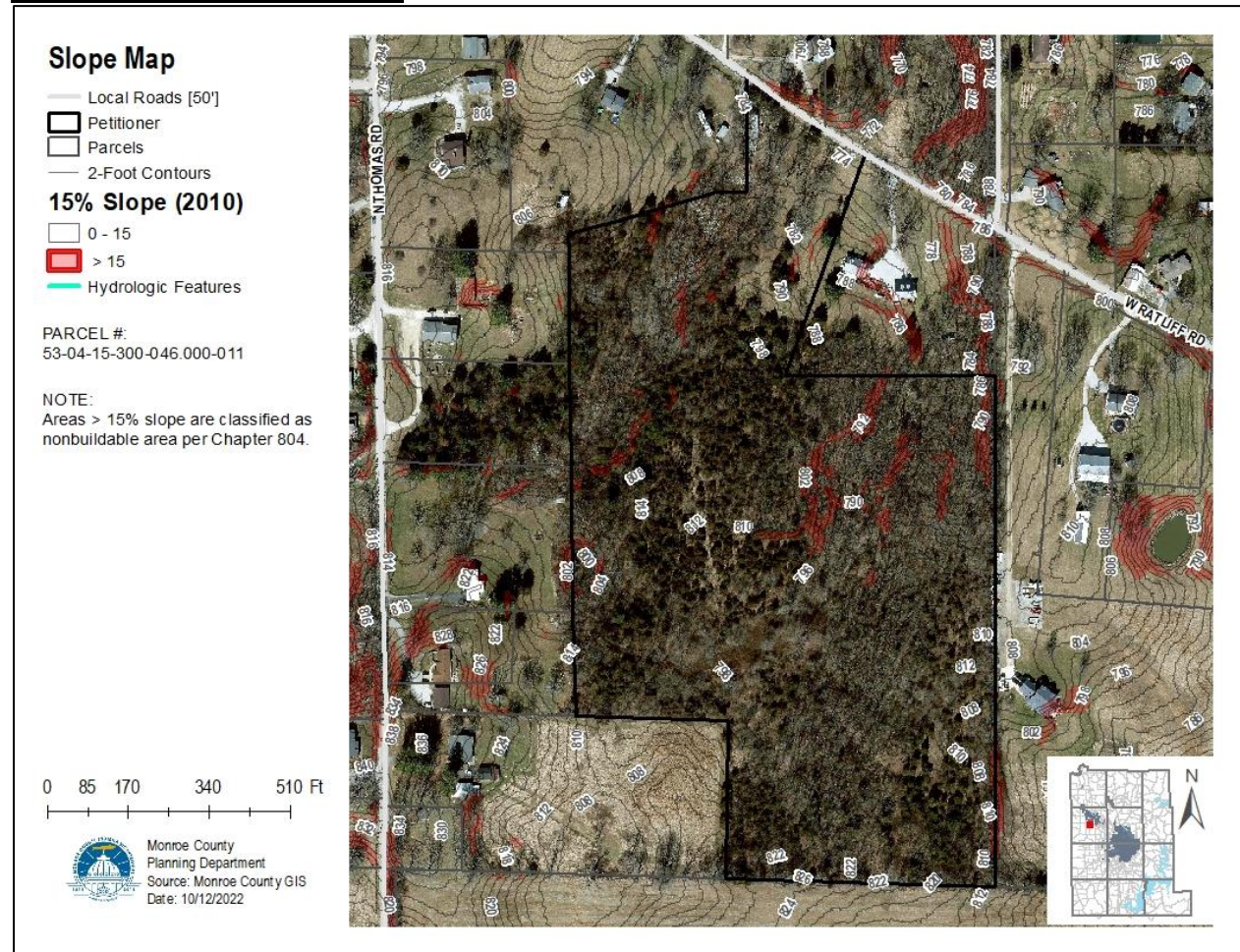


EXHIBIT 2: Staff Site Photos



Photo 1: W Ratliff Road (looking southeast)



Photo 2: W Ratliff Road (looking southwest)



Photo 3: Existing manufactured home and existing driveway cut



Photo 4: Frontage of proposed subdivision



Photo 5: Frontage of proposed subdivision



Photo 6: Portion of petition site from W Ratliff RD



Photo 7: 50' ingress/egress easement C/L stake



Photo 8: 50' ingress/egress easement C/L take facing toward W Ratliff RD

EXHIBIT 3: Bowman Sliding Scale Subdivision Preliminary Plat

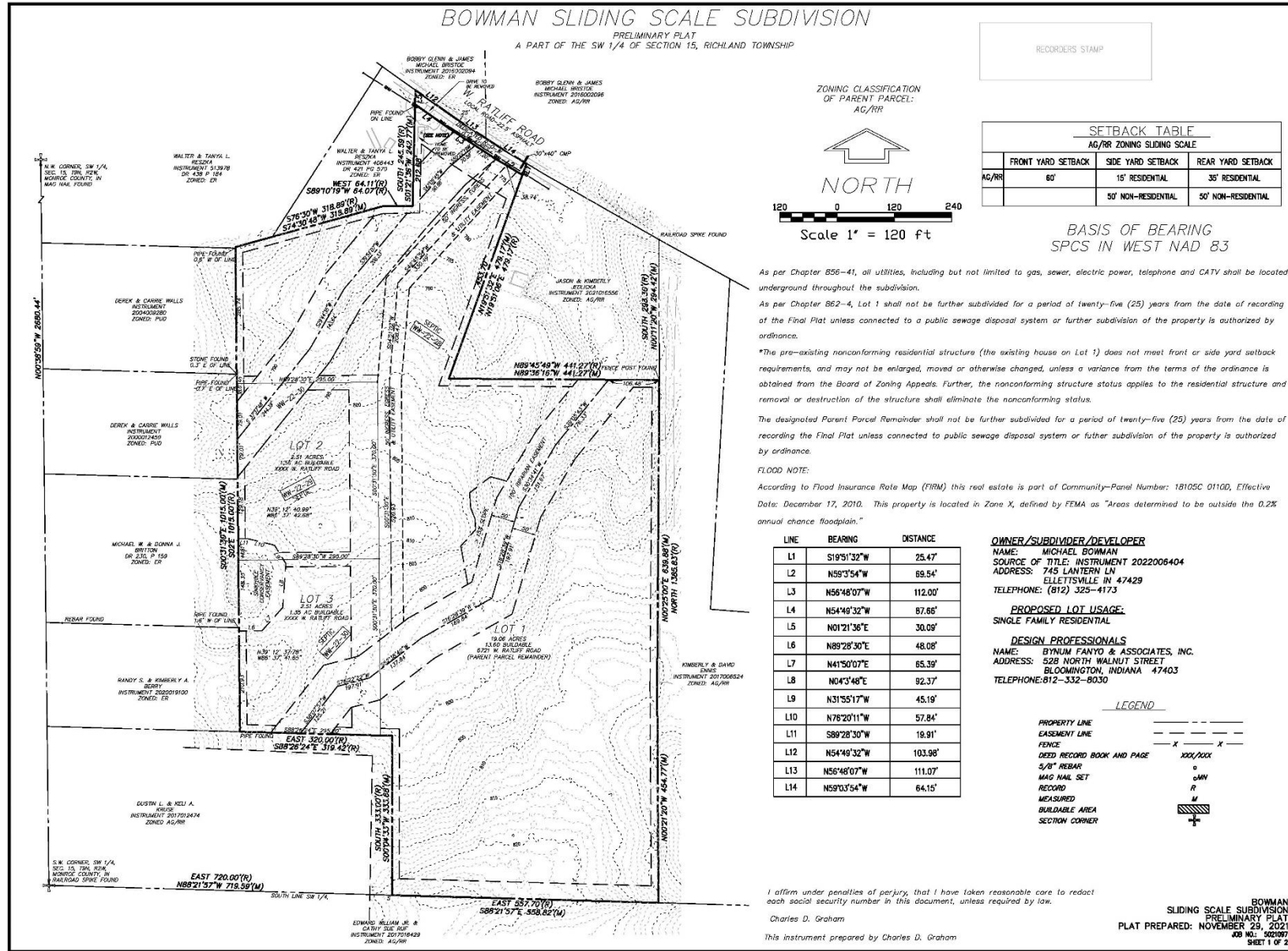


EXHIBIT 4: FINDINGS OF FACT - Subdivisions

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 consists of one parcel totaling approx. 25 +/- acres;
- The petition site is not in a platted subdivision;
- The site is zoned Agriculture/Rural Reserve (AG/RR);
- Approval of the subdivision would result in three (3) lots that exceed the minimum lot dimension requirements for the Agriculture/Rural Reserve (AG/RR) Zoning District;
- Approval of the subdivision would result in Lot 1 (parent parcel) = 19.06 acres, Lot 2 = 2.51 acres, and Lot 3 = 2.51 acres;
- The preliminary plat does not request any subdivision waivers;
- Street trees nor sidewalks are not required for this particular subdivision petition;
- All lots are to receive access via a shared driveway and 50' ingress/egress easement that accesses W Ratliff Road per the recommendations by the Highway Department;
- There will be no more than 4 lots using the same easement and therefore does not need to be brought up to county road standards;
- There is a note on the plat requiring all utilities to be underground;
- Construction Stormwater General Permit (CSGP) – formally known as Rule 5) – is required as two new lots are being created and the subdivider will be developing and selling the lots;

(B) *To guide the future development and renewal of the County in accordance with the Comprehensive Plan and related policies, objectives and implementation programs.*

Findings

- See findings under Section (A);
- The Comprehensive Plan designates the site as “Rural Residential”;

(C) *To provide for the safety, comfort, and soundness of the built environment and related open spaces.*

Findings

- See findings under Section (A);
- The surrounding uses are primarily residential or agricultural in nature;
- The site exhibits a 100' riparian easement, a 100' drainage easement, and an approx. 0.37-acre sinkhole conservancy area;
- The MS4 Coordinator requested the drainage easement and extension of the riparian easement as depicted on the preliminary plat;

(D) *To protect the compatibility, character, economic stability and orderliness of all development through reasonable design standards.*

Findings

- See findings under Sections (A) & (C);
- The adjoining properties are zoned Agriculture/Rural Reserve (AG/RR), Estate Residential (ER), or Planned Unit Development (PUD);
- W Ratliff Road is classified as a “Local Road” per the Monroe County Thoroughfare Plan;

(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 Sections (A) & (C);
- There is one karst features identified on the property;
- An approx. 0.37-acres sinkhole conservancy area has been delineated on the plat which extends into both proposed Lot 2 and Lot 3;
- There is no floodplain on the property;

(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. County Surveyor has also reviewed the plat for survey accuracy;

(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;