

MONROE COUNTY PLAT COMMITTEE



**February 16, 2023
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=c2lrWFp0eGFNQUtqK0NQOIFLazRTQT09>

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: February 16, 2023, 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: NONE.

OLD BUSINESS: NONE.

NEW BUSINESS:

1. SMN-23-1

**Topoligus Minor Subdivision
Plat Committee Decision.**

PAGE 3

Two (2) parcels on 519.17 +/- acres in Sections 16, 17, 20, and 21 of Polk Township along E Allens Creek RD, Parcel #s: 53-12-16-400-007.000-010, 53-12-16-400-024.000-010, 53-12-16-300-002.000-010, 53-12-16-300-002.000-010, 53-12-16-300-002.000-010, 53-12-16-400-019.000-010, 53-12-16-400-019.000-010, 53-12-16-400-019.000-010, 53-12-16-400-022.000-010, 53-12-17-300-004.000-010, 53-12-17-300-004.000-010, 53-12-17-400-001.000-010, 53-12-17-400-001.000-010, 53-12-17-400-001.000-010, 53-12-20-200-016.000-010, 53-12-20-200-016.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010.

Owner: Topoligus Investment Limited Partnership

Zoned FR, ECO 1, ECO 2, and ECO 3. Contact: dmyers@co.monroe.in.us

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: February 16, 2023

CASE NUMBER	PROPOSED NAME	DETAIL
SMN-23-1	Topoligus Minor Subdivision	2-Lot Minor Subdivision Preliminary Plat

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

PLAT COMMITTEE	<input type="checkbox"/> Recommendation	<input checked="" type="checkbox"/> Decision
RECOMMENDED MOTION	Approval with Conditions	Planner: Drew Myers
<i>Recommended Motion Conditions or Reasoning:</i> Approve the subdivision based on the finding that the proposed preliminary plat meets the Subdivision Control Ordinance subject to the following conditions: <ol style="list-style-type: none"> 1. Tract 1 & 2 be designated as non-buildable and that they are for conservation only on the preliminary and final plats 2. Deeds for both tracts be recorded with the notation that the lot is for conservation purposes only. 		

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	TRICO Surveying & Mapping, Inc.	
OWNERS	Topoligus Investment Limited Partnership	
ADDRESS	E Allens Creek RD, Parcel #s: 53-12-16-400-007.000-010, 53-12-16-400-024.000-010, 53-12-16-300-002.000-010, 53-12-16-300-002.000-010, 53-12-16-400-019.000-010, 53-12-16-400-019.000-010, 53-12-16-400-019.000-010, 53-12-16-400-022.000-010, 53-12-17-300-004.000-010, 53-12-17-300-004.000-010, 53-12-17-400-001.000-010, 53-12-17-400-001.000-010, 53-12-17-400-001.000-010, 53-12-20-200-016.000-010, 53-12-20-200-016.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010, 53-12-21-200-006.000-010.	
TOWNSHIP + SECTION	Polk; 16, 17, 20 & 21	
PLATS	<input checked="" type="checkbox"/> Unplatted <input type="checkbox"/> Platted:	
ACREAGE +/-	519.17 +/- acres	
	PETITION SITE	ADJACENT
ZONING	Forest Reserve (FR)	Forest Reserve (FR)
COMP PLAN	Farm and Forest	Farm and Forest
USE	Vacant; DNR Classified Forest	Residential; Vacant; Federal Land

SUMMARY

The petitioner is proposing a 2-lot Minor Subdivision Preliminary Plat with no waiver requests. The property is zoned Forest Reserve (FR) and is located within Area 1, 2, and 3 of the Environmental Constraints Overlay. The proposed subdivision will create two tracts: Tract 1 totals 369.90 +/- acres and Tract 2 totals 149.27 +/- acres. Proposed Tract 1 and Tract 2 will be dedicated for conservation. Tract 2 will contain 40.69 acres of buildable area. The petitioner may in the near future submit a preliminary plat

amendment to redesignate Tract 2 for residential purposes once a septic permit is acquired. Both Tract 1 and Tract 2 are currently vacant. Portions of both tracts include area designated as DNR Classified Forest.

DISCUSSION

The proposed subdivision will create two (2) tracts out of 519.17 +/- acres. A summary of the details for each tract can be found in Table 1.

A Construction Stormwater General Permit (CSGP) – formerly known as Rule 5 – is not required for this subdivision. If the subdivider makes no land improvements and only sells the tracts, then they do not need to submit a Stormwater Pollution Prevention Plan (SWPPP) or a Notice of Intent (NOI). The individual(s) who purchases the lot(s) and build there must submit their own SWPPP and NOI, even if land disturbance is under one (1) acre.

There are no waiver requests for this subdivision petition.

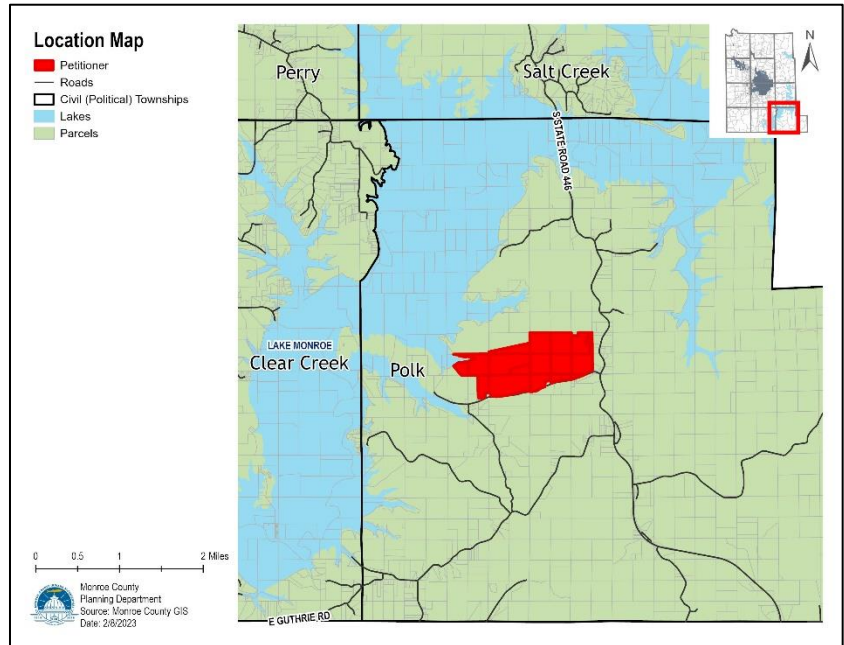


TABLE 1: summary of the lot configurations and requirement.

	Tract 1	Tract 2
Acreage / Buildable (+/- acres)	359.90 (Dedicated for conservation)	149.27 / 40.69 (Dedicated for conservation)
Wastewater	N/A	N/A
Property Access	E Allens Creek Road; existing driveway RW-23-8	E Allens Creek Road; existing driveway RW-23-4
R/W Dedication; E Allens Creek Road (local)	Dedication already exists in varying widths	Dedication already exists in varying widths
Environmental Conditions	Ponds, streams; slopes > 15%; DNR Classified Forest	Ponds, streams, slopes > 15%; DNR Classified Forest
Existing Structure(s)	Vacant; to-be dedicated for conservation	Vacant; to-be dedicated for conservation

HIGHWAY COMMENTS:

- Requested the plat show centerline and edge of pavement for E Allens Creek RD. Completed.

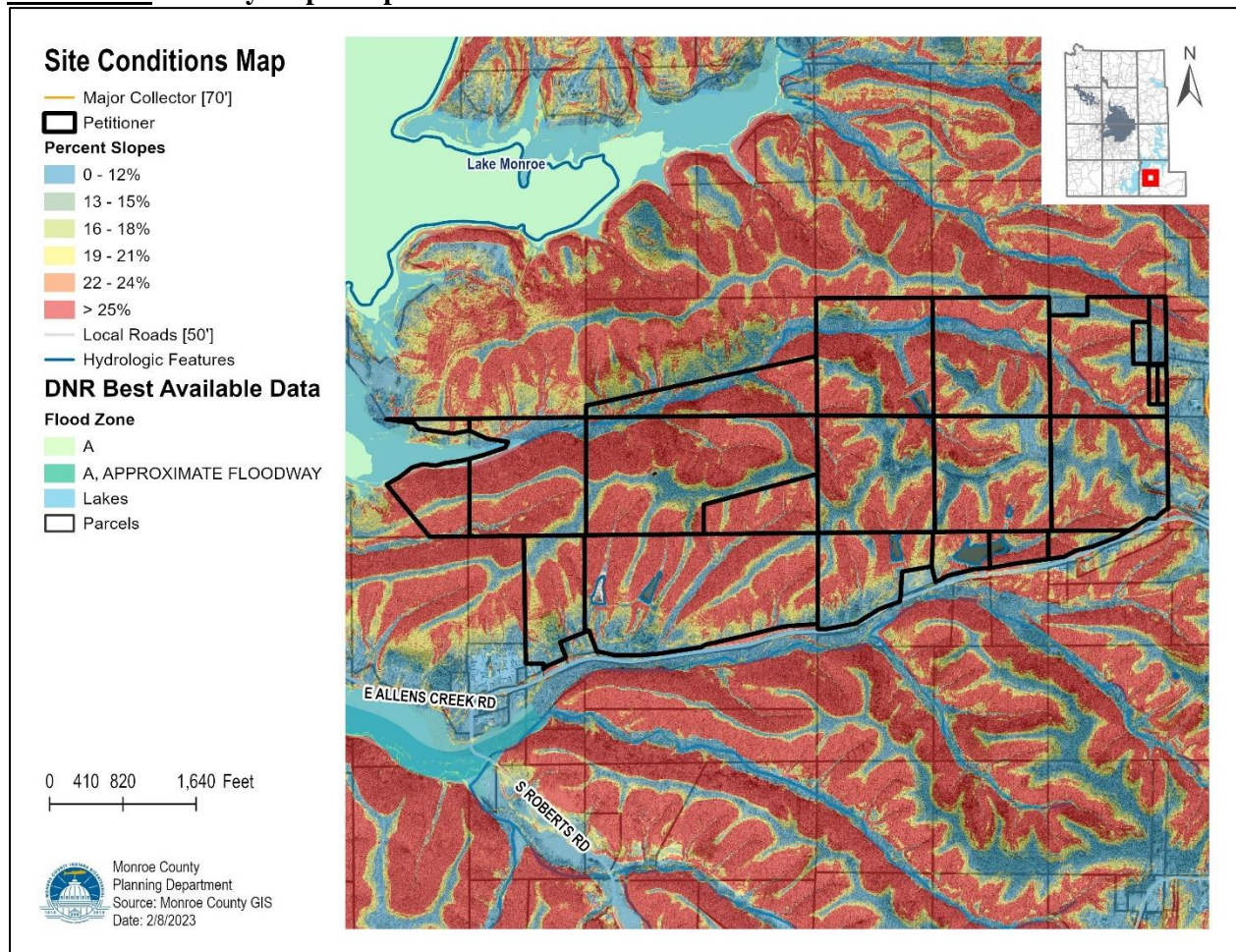
STORMWATER COMMENTS:

- No Comments as of February 8, 2023.

EXHIBITS - Immediately following report

1. County Slope Maps
2. Site Pictometry/Photos
3. Planning Staff Findings of Fact
4. Topoligus Minor Subdivision – Preliminary Plat

EXHIBIT 1: County Slope Maps





Site Conditions Map

-  Petitioner
-  10-Foot Contours

Percent Slopes

-  0 - 12%
-  13 - 15%
-  16 - 18%
-  19 - 21%
-  22 - 24%
-  > 25%

-  Local Roads [50']
-  Hydrologic Features

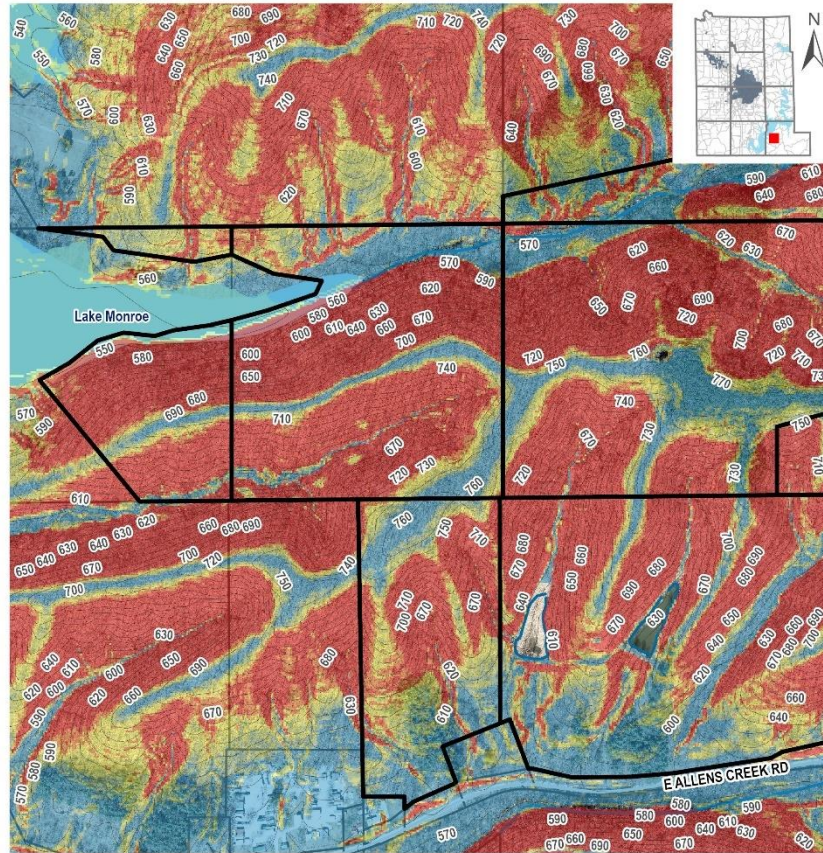
DNR Best Available Data

-  Flood Zone A
-  Lakes
-  Parcels

0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023






Site Conditions Map

-  Petitioner
-  10-Foot Contours

Percent Slopes

-  0 - 12%
-  13 - 15%
-  16 - 18%
-  19 - 21%
-  22 - 24%
-  > 25%

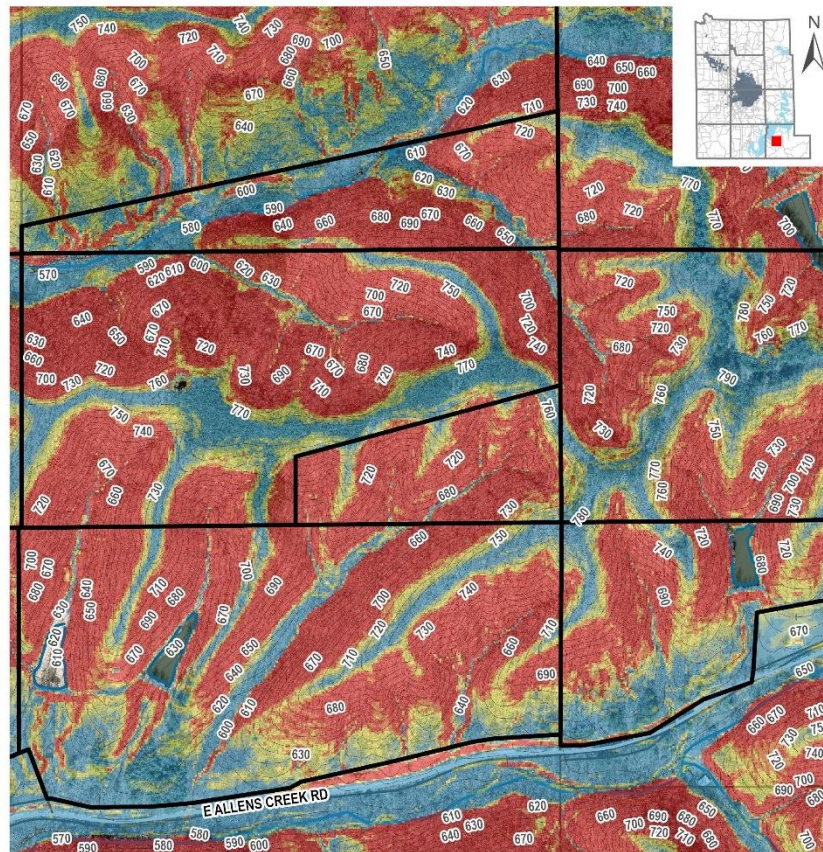
-  Local Roads [50']
-  Hydrologic Features

-  Parcels


0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023



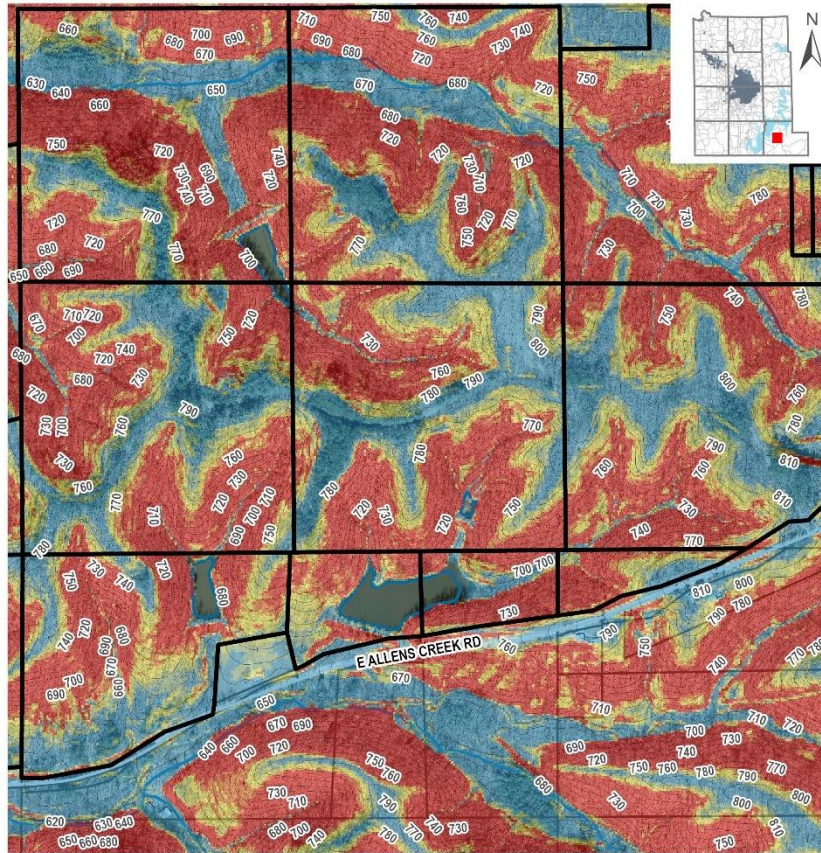
Site Conditions Map

-  Petitioner
-  10-Foot Contours
- Percent Slopes**
 -  0 - 12%
 -  13 - 15%
 -  16 - 18%
 -  19 - 21%
 -  22 - 24%
 -  > 25%
-  Local Roads [50']
-  Hydrologic Features
-  Parcels













0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023



Site Conditions Map

-  Major Collector [70']
-  Petitioner
-  10-Foot Contours
- Percent Slopes**
 -  0 - 12%
 -  13 - 15%
 -  16 - 18%
 -  19 - 21%
 -  22 - 24%
 -  > 25%
-  Local Roads [50']
-  Hydrologic Features
-  Parcels

0 175 350 700 Feet



Monroe County
Planning Department
Source: Monroe County GIS
Date: 2/8/2023

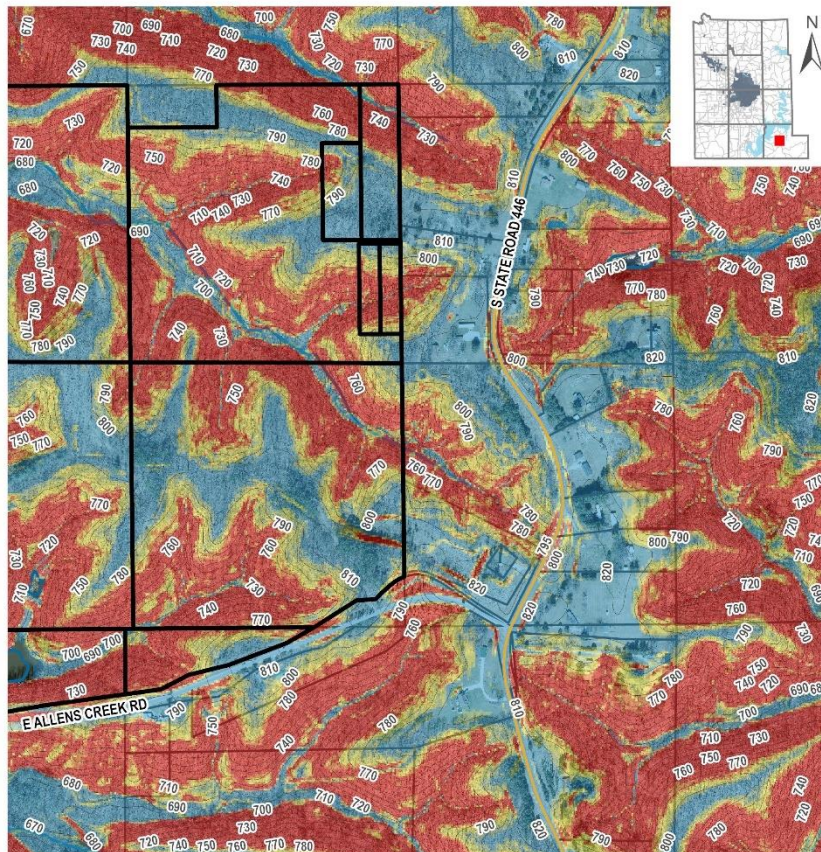


EXHIBIT 2: Site Photos



Photo 1: E Allens Creek RD; adjacent to Tract 2 driveway entrance – facing West



Photo 2: Tract 2 driveway entrance – facing North



Photo 3: E Allens Creek RD – petition site on the right



Photo 4: E Allens Creek RD; road cut to existing lake on Tract 2



Photo 5: Lake on Tract 2; facing North



Photo 6: E Allens Creek RD; adjacent to Tract 1 driveway entrance; facing West



Photo 7: Tract 1 driveway entrance; facing North

EXHIBIT 3: Findings of Fact
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 twenty-one (21) parcels totaling approximately 509.17 +/- acres;
- The petition site is not in a platted subdivision;
- The site is zoned Forest Reserve (FR);
- The preliminary plat petition is to subdivide the property into four new lots with the following details:
 - Tract 1: 359.90 +/- acres;
 - Tract 2: 149.27 +/- acres / 40.69 buildable acres;
- Both Tract 1 and Tract 2 are designated for conservation purposes;
- The preliminary plat petition does not require a subdivision waiver;
- Street trees and sidewalks are not required for this subdivision petition;
- Proposed Tract 1 and Tract 2 to receive access off of E Allens Creek Road via individual pre-existing driveway cuts;
- There is no designated DNR Floodplain located on the petition site;
- Portions of the petition site are located within Area 1, 2, or 3 of the Environmental Constraints Overlay;

- (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

- The Comprehensive Plan designates the property as Farm and Forest;
- See findings under Section A;

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

Findings

- See findings under Section A;
- Tract 1 (359.90 +/- acres) is to be dedicated for conservation;
- Tract 2 (149.27 +/- acres) is to be dedicated for conservation;

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

Findings

- Neighboring properties are also zoned Forest Reserve (FR);
- The use of neighboring properties is either residential, vacant, or federally owned;
- See findings under Sections A & C;

- (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

- There is no designated DNR Floodplain on the petition site;
- There are no known sinkholes or karst features located on the petition site;
- Proposed Tract 1 and Tract 2 both exhibit existing ponds and streams;
- See findings under Sections A & C;

(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:

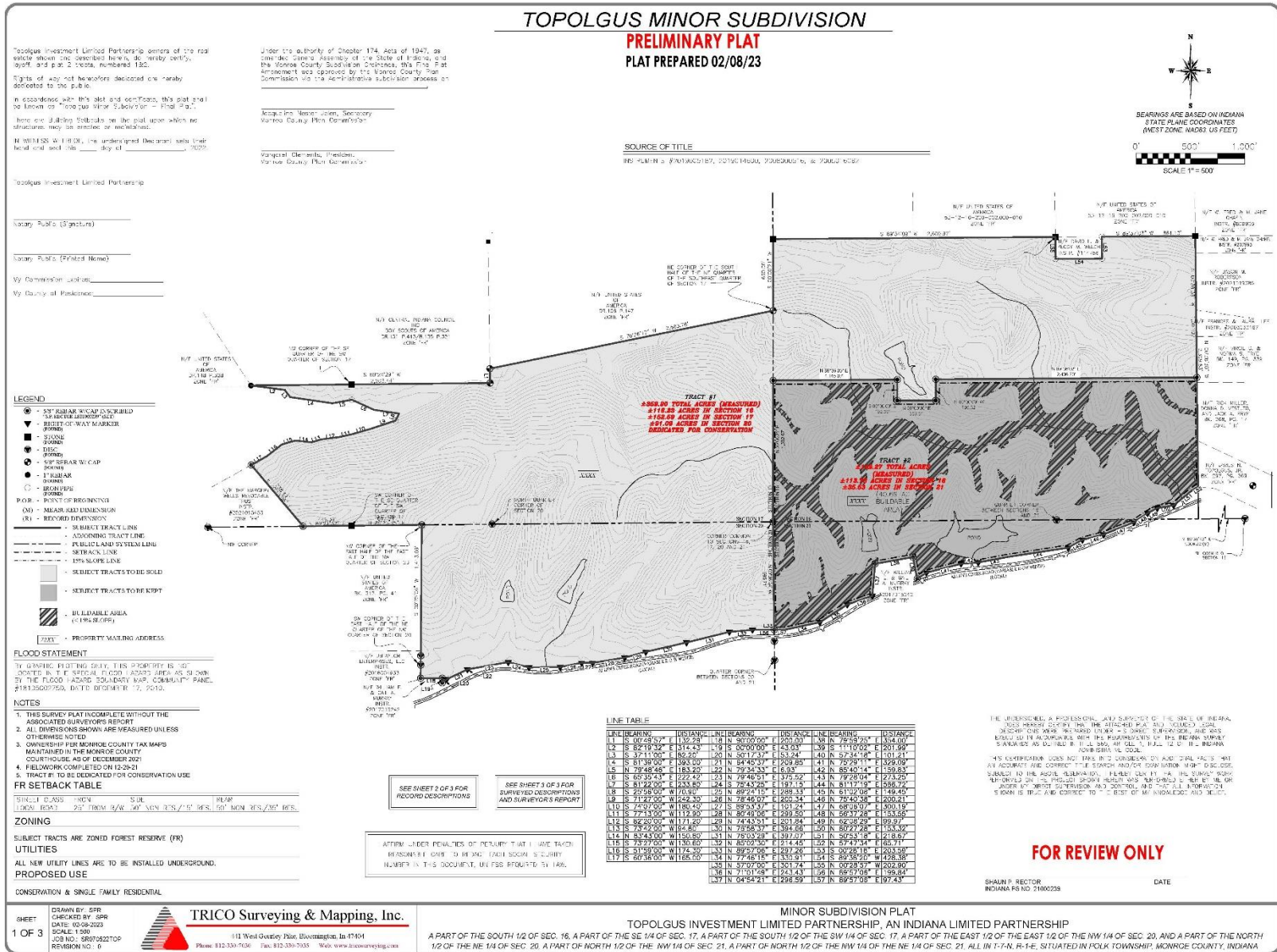
- The petitioner submitted a survey with correct references, to township, section, and range to locate parcel. Further, the petitioner has provided staff with a copy the recorded deed of the petition site. County Surveyor has also reviewed the plat for survey accuracy;

- (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, a final plat will be required to be recorded as the result of the proposed preliminary plat amendment process;

EXHIBIT 4: Topolpus Minor Subdivision – Preliminary Plat



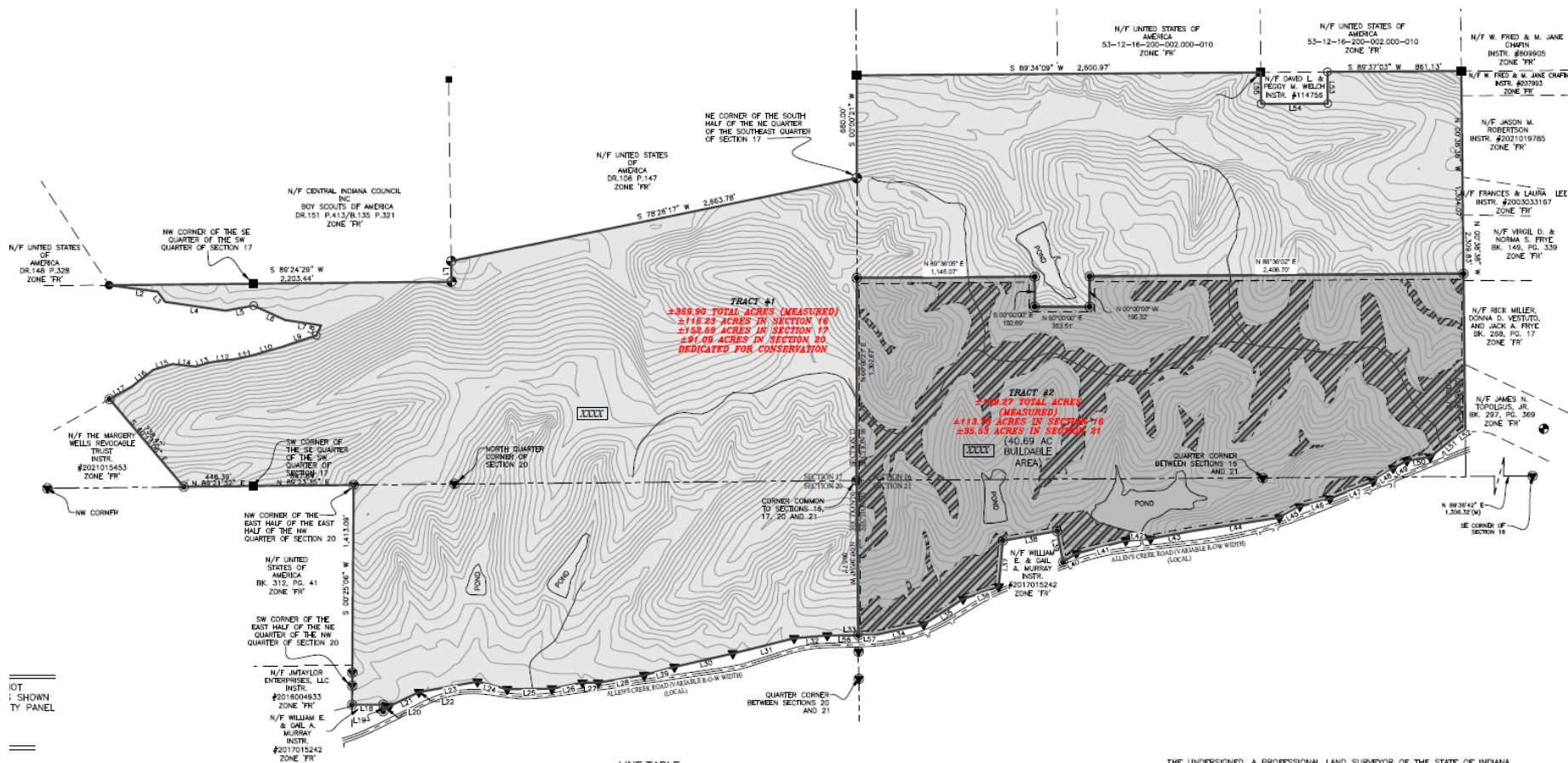
its their
2022.

Margaret Clements, President
Monroe County Plan Commission

SOURCE OF TITLE

INSTRUMENTS #2019005182, 2019014600, 2008000516, & 2005016062

0' 500' 1,000'
SCALE 1" = 500'



NOT
SHOWN
TY PANEL

LINE TABLE

THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA,
HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS MADE IN 2024.