

A G E N D A
RUSH COUNTY AREA PLAN COMMISSION
TUESDAY, DECEMBER 17, 2013
6:30 P.M.

ROLL CALL:

MINUTES: November 19th meeting

SUBDIVISIONS: Primary Plat Approval

1. Delay Farms, LLC, 2213 E 1200 N. Lewisville, are requesting a single lot subdivision of 4.9 acres from a parent tract of approximately 158 acres, Section 03, T15N, R10E, Washington Twp, zoned A-3; Agricultural, Regulated Livestock.
2. Matthew Wagler, 4362 W SR 244 , Milroy, is requesting a single lot subdivision of 0.294 acres from a parent tract of approximately 90 acres, Section 9, T12N, R9E, Orange Twp zoned A-3; Agricultural, Regulated Livestock.

SUBDIVISIONS: Secondary Plat Approval

1. Everett Stanton and Ida Arlene Davis, 7868 N 50 W, Rushville, are requesting a single lot subdivision of 2.557 acres and a subdivision and replat of 0.505 acres from a parent tract of 63.992 acres, Section 30, T15N, R10E, Center Twp, zoned A-3; Agricultural, Regulated Livestock.
2. Tives L. Fitch Estate, 6781 N Blue River Road, Arlington, Kileen Piles, agent is requesting a two lot subdivision of 4.88 acres and 10.340 acres from a parent tract of approximately 25.224 acres, Section 35, T15N, R8E, Center Twp zoned A-3; Agricultural, Regulated Livestock.

REZONES: None

AMENDMENT HEARING: None

OLD BUSINESS: None

NEW BUSINESS: None

AUDIENCE PARTICIPATION:

REPORTS:

Plan Consultant:

Attorney:

Director:

ADJOURN:

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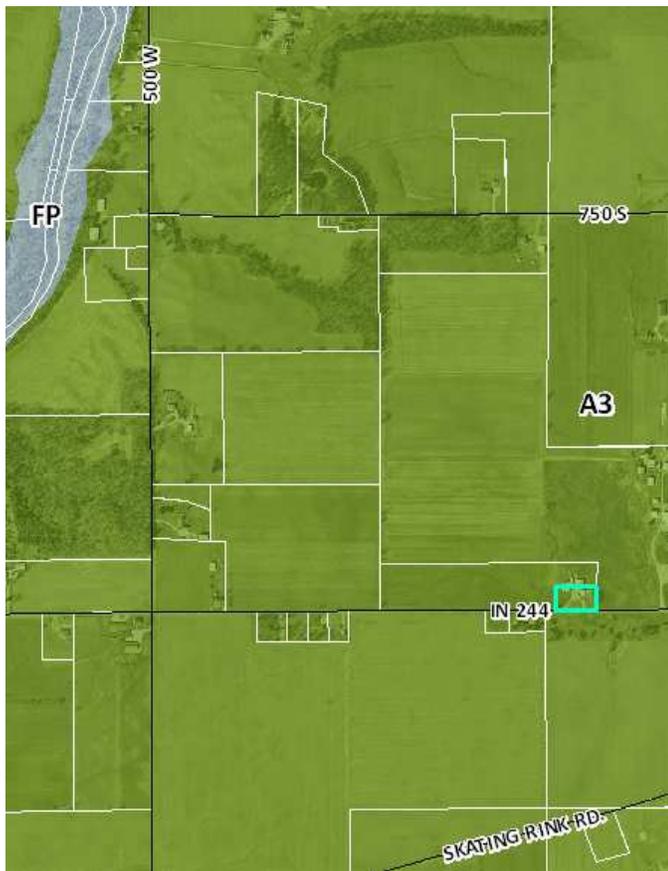
Primary Plat Approval

1. Delay Farms, LLC, 2213 E 1200 N. Lewisville, are requesting a single lot subdivision of 4.9 acres from a parent tract of approximately 158 acres, Section 03, T15N, R10E, Washington Twp, zoned A-3; Agricultural, Regulated Livestock.
 - a. Proof have publication has been received, all certified letter cards have not yet been returned;
 - b. Deed of dedication has been signed;
 - c. No drainage or septic approval required;
 - d. Survey has been sent to consultant for review, revised surveys should be available at the APC meeting;
 - e. Zoning and aerial maps are attached;
 - f. Approximately 4.9 acres are proposed to be subdivided and added to the 1.25 acre parcel containing an existing house;
 - g. After subdivision, the parcel will be transferred to the owner of the parcel with the house, and subsequently replatted (administratively).



Primary Plat Approval

2. Matthew Wagler, 4362 W SR 244 , Milroy, is requesting a single lot subdivision of 0.294 acres from a parent tract of approximately 90 acres, Section 9, T12N, R9E, Orange Twp zoned A-3; Agricultural, Regulated Livestock.
 - a. Proof have publication has been received, all certified letter cards have not yet been returned;
 - b. Deed of dedication has been signed;
 - c. No drainage or septic approval required;
 - d. Survey has been sent to consultant for review, no corrections necessary;
 - e. Zoning and aerial maps are attached;
 - f. Approximately 0.29 acres are proposed to be subdivided and added to the parcel directly to the west;
 - g. After subdivision, the parcel will be transferred to the owner of the parcel to the west, and subsequently replatted (administratively).



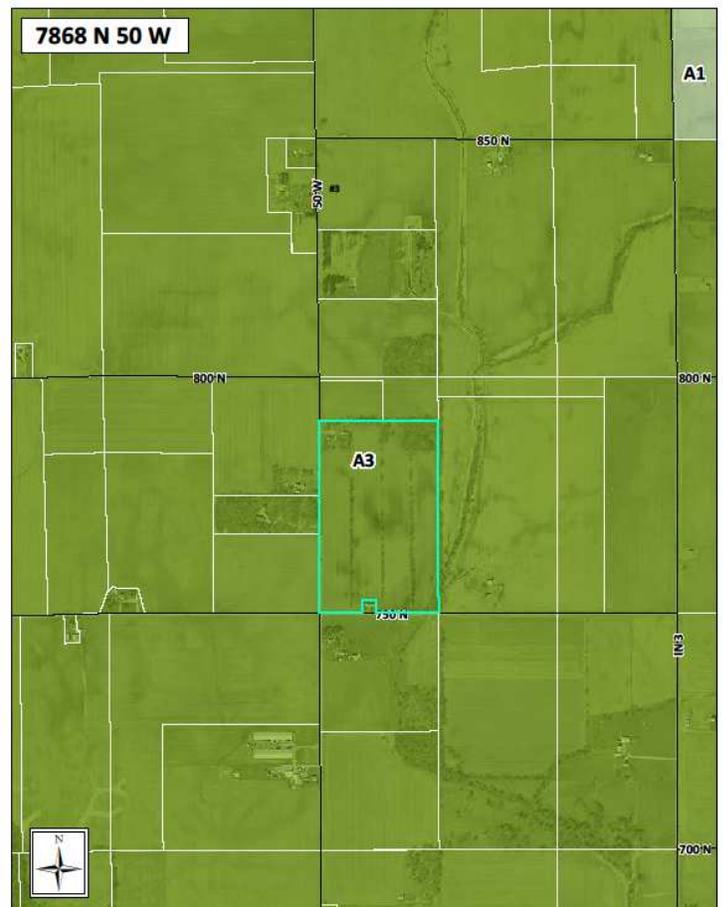
Secondary Plat Approval

3. Everett Stanton and Ida Arlene Davis, 7868 N 50 W, Rushville, are requesting a single lot subdivision of 2.557 acres and a subdivision and replat of 0.505 acres from a parent tract of 63.992 acres, Section 30, T15N, R10E, Center Twp, zoned A-3; Agricultural, Regulated Livestock.
 - a. All legal notification requirements have been met;
 - b. Deed of dedication has been signed;
 - c. No drainage or septic approval required;
 - d. Survey has been sent to consultant for review, no corrections necessary;
 - e. Zoning and aerial maps are attached;
 - f. Secondary plat approval has been received;
 - g. Monuments and markers have been installed according to received information, but verification has not been completed (weather permitting);
 - h. The northwest corner is the 2.557 acre parcel with an existing home;
 - i. The 0.505 acre parcel will be subdivided from the parent tract and subsequently replatted into the parcel it surrounds containing a home;
 - j. The replatted parcel will be less than the 2 acres normally required, but should be permitted because it will decrease lot size non-compliance.



1 inch = 300 feet

Map prepared by K. Tollyty
Rush County APC 11/13



1 inch = 1,000 feet

Map prepared by K. Tollyty
Rush County APC 11/13

Secondary Plat Approval

4. Tives L. Fitch Estate, 6781 N Blue River Road, Arlington, Kileen Piles, agent is requesting a two lot subdivision of 4.88 acres and 10.340 acres from a parent tract of approximately 25.224 acres, Section 35, T15N, R8E, Ripley Twp zoned A-3; Agricultural, Regulated Livestock.
 - a. All legal notification requirements have been met;
 - b. Deed of dedication has been signed;
 - c. The 4.88 acre portion has received a Special Exception to build a home and a lot size variance to allow a vacant lot less than 40 acres by the Board of Zoning Appeals at the November 7th meeting.
 - d. The variance for lot size was required since the parcel is proposed to be subdivided prior to the home being built.
 - e. Drainage Board and septic approval have been acquired for the proposed new home;
 - f. Secondary plat approval has been received;
 - g. Monuments and markers have been installed according to received information, but verification has not been completed (weather permitting);
 - h. The 10.340 acre portion and the remainder of the parent tract will be subsequently combined into adjoining lots.
 - i. Survey was conducted by consultant – no further review required;
 - j. Zoning and aerial maps are attached;

