February 19, 2020

Board of Public Works and Safety
10 S. State St.
Greenfield, IN 46140

Re: Encroachment Agreements

Members:

Our department has received a request to encroach into utility/drainage easements for the purpose of constructing a fence. These residential property owners have applied for an improvement location permit and an encroachment agreement into the existing easement. Upon review of the application, our staff has determined the encroachment will adversely affect the use of the easement. Therefore, it is my recommendation that the Board deny the following encroachment agreements.

Shane Patty/Lot 15 Copeland Farms/1821 Copeland Farms Dr.
The Storm Water Department recommends the denial of the encroachment due to limited adequate access for maintenance of the large drainage ditch.

Respectfully,

Joanie Fitzwater
Zoning Administrator
February 19, 2020

Utility Easement Encroachment Recommendation

1821 Copeland Farms Drive.

The owners’ of 1821 Copeland Farms Drive is seeking a partial fence encroachment into the rear easement.

Existing Conditions

1821 Copeland Farms Drive backs up against the second largest drainage way that runs through the City of Greenfield. Based upon available data, Potts Ditch drains approximately 3.5 square miles. There is a narrow strip of HOA owned riparian zone between the flow line of the ditch and this property. The original easement on the west side of Potts Ditch was 75 feet. The easement width was reduced during the development of Copeland Farms to what was believed to be the narrowest maintenance practicable.

Recommendation

After reviewing the location of the Potts Ditch drainage corridor in relation to the proposed encroachment and width of the easements. Enclosing the easement would not allow adequate access for maintenance to this drainage ditch. An encroachment agreement was not accepted by the Board of Public Works in 2015 for 1913 Copeland Farms Drive and in 2017 for 1615 Copeland Farms Drive for the same reasons.

Negative Recommendation

Thank You,

Daniel Miller