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**MEMORANDUM**

October 26, 2010

TO: Lake County Planning, Building and Zoning Committee

FR: Patrick Tierney, Principal Planner  
Lake County Department of Planning and Development

RE: Mill Creek Estates – Warren Township  
Plat Amendment to Add a Public Utility Easement for Sanitary Sewer Purposes

Mill Creek Estates PUD received final plat approval on October 23, 2007. The subdivision consists of 80 single-family residential lots none of which have been developed, nor have any of the improvements begun.

Article 10, Section 10.2.1.2.d. of the Unified Development Ordinance classifies a Plat Amendment as any modification of a recorded final plat that does not result in additional lots. The current application consists of the addition of a 30 foot public utility easement for sanitary sewer purposes to accommodate the potential future expansion of sanitary sewer in the area. The Lake County Public Works Department has signed the plat; all other utility companies have been notified and have endorsed the amendment.

A copy of the proposed plat amendment is attached to this report.

**Recommendation**

Staff recommends that the plat amendment be granted.

**Reasons for Recommendation**

It is staff's opinion that the vacation of the easement should be granted for the following reasons:

1. The planning for future extensions of public utilities should be encouraged to facilitate the planned expansion of growth into the surrounding area provided there is system capacity. The subdivision is in the service area of the Mill Creek sewage treatment plant with a capacity of 63% based on the County's Framework Plan. The easement will enable servicing adjacent properties at a time when growth demands necessitate serving developments with sanitary sewer services.
2. The amendment will not create a loss of open space or natural resource protection areas.