

**THE PLAT COMMITTEE OF
THE AREA PLAN COMMISSION
OF ST. JOSEPH COUNTY, IN
AGENDA**

Thursday, April 19, 2018
8:30 a.m.

Commission Office, Room 1140
County-City Building, South Bend, IN

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

None for consideration at this time

ITEMS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time

2. MINOR PLATS:

A. Ritschard Minor 6981-18-M

3. REPLATS

A. Studebaker Fourth Corridor Minor Subdivision - Plat of City of South Bend First Replat 6982-18-R

B. Commerce Center Replat 6983-18-R

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time

5. MINUTES:

A. Approval of the minutes from the April 5, 2018 meeting of the Plat Committee.

6. ADJOURNMENT:

**THE TECHNICAL REVIEW COMMITTEE OF
THE AREA PLAN COMMISSION OF
ST. JOSEPH COUNTY, IN
AGENDA**

April 19, 2018
8:35 a.m.

Commission Office, Room 1140
County-City Building, South Bend, IN

Cobblestone Court

6992-18-P

Keenan Court First Replat

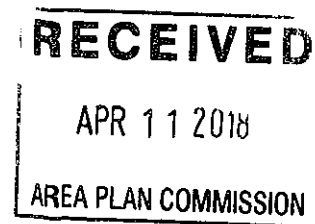
6993-18-R

ADJOURNMENT

Jennifer Parcell

From: Mike Danch <mdanch@danchharner.com>
Sent: Wednesday, April 11, 2018 2:50 PM
To: Jennifer Parcell
Cc: Anthony P. Molnar
Subject: Ritschard Minor Subdivision

Jennifer: please table the Ritschard Minor Subdivision until the May 3rd. meeting of the plat committee. Thanks Mike
234-4003.



Staff Report

Studebaker Fourth Corridor Minor Subdivison - Plat of City of South Bend First Replat 6982-18-R

Location: This Replat Primary subdivision is located on the west side of Lafayette between Sample and Garst, City of South Bend.

Tabulated Data: This replat will consist of 13 lots being replatted to 1 lot. The total area for this replat is 3.99 acres.

Zoning: This property is zoned PUD Planned Unit Development.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal water and Municipal sewer.

Agency Comments: The County Surveyor and City Engineer recommend approval.

Technical Review: This subdivision went through Technical Review on 3/28/2018.

Staff Comments: The Staff has no additional comments.

Staff Recommendation: The Staff has reviewed this Subdivision and finds it complies with the requirements for Primary Approval as specified by the City of South Bend Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval.

Staff Report

Commerce Center Replat 6983-18-R

Location: This Replat Primary subdivision is located on the south side of LaSalle between Sycamore and the East Race, City of South Bend.

Tabulated Data: This replat will consist of 9 lots being replatted to 1 lot. The total area for this replat is 2.933 acres.

Zoning: This property is zoned CBD Central Business District.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal water and Municipal sewer.

Agency Comments: The County Surveyor recommends approval. City Engineer recommend approval subject to corrections of assignment of water and sewer taps.

Technical Review: This subdivision went through Technical Review on 3/28/2018.

Staff Comments: The Staff has no additional comments.

Staff Recommendation: The Staff has reviewed this Subdivision and finds it complies with the requirements for Primary Approval as specified by the City of South Bend Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval.