

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

MINUTES

January 17, 2019
8:30 a.m.

Commission Office, Room 1140
County-City Bldg., South Bend, IN.

MEMBERS PRESENT:

Randy James
Mark Espich
Sue Ellen Doudrick
Jessica Clark, P.E.

MEMBERS ABSENT:

John R. McNamara

ALSO PRESENT:

Lawrence P. Magliozzi
Shawn Klein
Jennifer S. Parcell

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

B. Bradford Shores, Phase II 7041-18-P *(Audio Position: 0.03)*

SHAWN KLEIN: This Major Primary subdivision is located on the North side of Fontana Drive along Sedgewood Court, St. Joseph County. This subdivision will consist of 22 building lots. The total area is 24.13 acres. This subdivision will have 1190 feet of new road. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The registered land surveyor, on behalf of the applicant, requests the following waiver: 1) from Section 153.021 (K) to allow Fontana Drive, Prister Court, and Sedgewood Court to exceed the maximum length of 1000' to 1936'. The staff has reviewed this Subdivision and finds that construction of a cul-de-sac at the North end of Sedgewood Court, rather than a stub street, will prevent connectivity to potential future development to the North, thereby compromising future circulation, emergency access and acceptable land-use transportation planning. The staff therefore recommends this subdivision be denied Primary Approval.

We received one letter in remonstrance to this petition from the Farmington Hills Homeowners Association.

JOHN LINN of Abonmarche Consultants with offices located at 750 Lincolnway East, South Bend, spoke about the stub road. (Handed out a five-page exhibit)

IN FAVOR

There were two people present to speak in favor of this petition. They were:

BILL SCHALLIOL of Economic Development with offices located on the 11th Floor County City Building.

DAVID ECKRICH of Adams Road Development with offices located at 51013 Gumwood Rd, Granger.

REMONSTRANCE

There were two people present to speak in remonstrance of this petition. They were:

JOHN CERGNUL who resides at 18517 Auten Road, South Bend, IN.

SCOTT MEREDITH who resides at 51412 Prague, South Bend, IN.

REBUTTAL

JOHN LINN AND DAVID ECKRICH presented a rebuttal.

After careful consideration, the following action was taken:

Upon a motion by Jessica Clark, being seconded by Randy James and unanimously carried, the waivers from 1) Section 153.021 (K) to allow Fontana Drive, Prister Court, and Sedgewood Court to exceed the maximum length of 1,000' to 1,936' was approved.

Upon a motion by Jessica Clark, being seconded by Randy James and Sue Ellen Doudrick abstaining, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Bradford Shores, Phase II Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

A. The First Brethren Church of Ardmore Minor 7034-18-M (*Audio Position: 20:58*)

SHAWN KLEIN: This Minor Primary subdivision is located at the southeast corner of Ardmore Trail and Berry Avenue, St. Joseph County. We have a letter to table this indefinitely, per the request of the applicant's surveyor, on behalf of the applicant.

After careful consideration, the following action was taken:

Upon a motion by Sue Ellen Doudrick, being seconded by Randy James and unanimously carried, The First Brethren Church of Ardmore Minor Subdivision is tabled indefinitely per the request of the applicant's surveyor, on behalf of the applicant.

B. Cataldo Homestead Minor 7049-18-M

(Audio Position: 21:22)

SHAWN KLEIN: This Minor Primary subdivision is located on North side of SR 23 (Prairie Avenue) approximately 440 feet Southwest of New Energy Drive, City of South Bend. We have a request from the applicant's surveyor, on behalf of the applicant to table this to the February 7, 2019 meeting of the Plat Committee.

After careful consideration, the following action was taken:

Upon a motion by Sue Ellen Doudrick, being seconded by Randy James and unanimously carried, Cataldo Homestead Minor Subdivision is tabled to the February 7, 2019 Plat Committee meeting per the request of the applicant's surveyor on behalf of the applicant.

3. REPLATS

A. Meijer Portage Road 5th Minor Subdivision - First Replat

7037-18-R

(Audio Position: 21:37)

SHAWN KLEIN: This Replat Primary subdivision is located Northeast corner of Cleveland Road and Portage Avenue, City of South Bend. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 27.93 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present. The rights-of-way are correct as shown. The County Surveyor and City Engineer recommend approval. The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) Section 21-14.03(f)(3) to allow for one 82 foot opening, one 65 foot opening and one 81.94 foot opening across the 10 foot non-access easement for continued access onto Portage Avenue and one 79.76 foot opening across the 10 foot non-access easement for continued access onto Cleveland Road 2) Section 21.14.03(b)(2) where a subdivision borders on or contains an existing or proposed street as shown in the Land Use and Transportation Plan, the Commission may require a marginal access street or reverse frontage with screen planting contained in a non-access reservation, which shall have a minimum width of ten feet along the rear property line, or such other treatment as may be adequate for protection of residential properties and to afford separation of through and local traffic. 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.

After due consideration, the following action was taken:

Upon a motion by Sue Ellen Doudrick, being seconded by Randy James and unanimously carried, the waivers from 1) Section 21-14.03(f)(3) to allow for one

82 foot opening, one 65 foot opening and one 81.94 foot opening across the 10 foot non-access easement for continued access onto Portage Avenue and one 79.76 foot opening across the 10 foot non-access easement for continued access onto Cleveland Road 2) Section 21.14.03(b)(2) where a subdivision borders on or contains an existing or proposed street as shown in the Land Use and Transportation Plan, the Commission may require a marginal access street or reverse frontage with screen planting contained in a non-access reservation, which shall have a minimum width of ten feet along the rear property line, or such other treatment as may be adequate for protection of residential properties and to afford separation of through and local traffic were approved.

Upon a motion by Sue Ellen Doudrick, being seconded by Mark Espich and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Meijer Portage Road 5th Minor Subdivision - First Replat Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval

B. Chamberlain Shores Section 1 - Johnson Replat 7050-18-R

(Audio Position: 22:16)

SHAWN KLEIN: This Replat Primary subdivision is located Approximately 1875 feet Southeast of the intersection of Grant Road and Chamberlain Drive, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 5.54 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present. The rights-of-way are correct as shown. The County Surveyor, County Engineer, and County Health Department recommend approval. On December 12, 2019, the Area Board of Zoning Appeals granted the following variance: from the 100' minimum lot width and frontage to 20' for Lot B. The Staff has reviewed this Subdivision and finds that it complies with the requirements for Primary Approval as specified by the St. Joseph County Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted Primary Approval.

After careful consideration, the following action was taken:

Upon a motion by Sue Ellen Doudrick, being seconded by Randy James and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Chamberlain Shores Section 1 - Johnson Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

- A. Approval of the minutes from the December 20, 2018 meeting of the Plat Committee. *(Audio Position: 22:31)*

After careful consideration the following action was taken:

Upon a motion by Jessica Clark, being seconded by Sue Ellen Doudrick and unanimously carried, the minutes from the December 2018 meeting of the Plat Committee were approved.

- B. Approval of the minutes from the January 3, 2019 meeting of the Plat Committee.

After careful consideration, the following action was taken:


Upon a motion by Jessica Clark, being seconded by Sue Ellen Doudrick and unanimously carried, the minutes from the January 3, 2019 meeting of the Plat Committee were approved.

6. ADJOURNMENT: 8:50 a.m.

RESPECTFULLY SUBMITTED,


JESSICA J. CLARK, P.E.
VICE CHARIMAN OF THE COMMITTEE

ATTEST:


LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMITTEE