

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

**MINUTES**

February 7, 2019  
8:30 a.m.

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

**MEMBERS PRESENT:**

Mark Espich  
Roger Nawrot  
John R. McNamara  
Charles "Chip" Porter

**MEMBERS ABSENT:**

Chuck Bulot

**ALSO PRESENT:**

Lawrence P. Magliozzi  
Shawn Klein  
Jennifer Parcell

NOTE: Trouble with recording system. No audio available.

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

None for consideration at this time.

**SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

A. Cataldo Homestead Minor 7049-18-M

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. This subdivision will consist of 2 building lots. The total area is 9.91 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 recommends approval. The City Engineer is currently unable to comment as a drainage and utility plan have not been submitted. On December 18, 2018, the registered land surveyor requested that the subdivision be tabled until January 17, 2019. On January 14, 2019, the registered land surveyor requested that the subdivision be tabled until February 7th, 2019. The staff recommends that the subdivision be tabled until February 7, 2019, at the request of the register land surveyor and to allow time to obtain approval from the City Engineer.

After due consideration, the following action was taken:

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, Cataldo Homestead Minor Subdivision is tabled indefinitely per the request of the applicant's surveyor on behalf of the applicant.

B. Bumbaca's Hollyhock Road Minor

7055-18-M

SHAWN KLEIN: This Minor Primary subdivision is located at the Northeast side of the intersection of Palisade Avenue and Hollyhock Road, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 3.72 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 County Engineer recommend approval. The County Health Department recommends approval subject to providing a 10' utility easement along the South property line of Lot 1 to aid in future municipal water connections. The Health Department further notes that municipal water appears to be feasible from the Wedgewood Park Water Company. A water line is believed to extend down the western side of the new lots. Estimates for connection will be required during the permitting process of the new lots. Property Transfer Inspection of the current system on Lot 1 indicates the potential use of a drywell, which will need replaced when permits are required. The registered land surveyor, on behalf of the applicant requests the following waivers: 1.) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street; 2.) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for future access onto Hollyhock Road for Lot 1, one 20' opening across the 5' non-access easement for continued access onto Hollyhock Road for Lot 2, and one 20' opening across the 5' non-access easement for future access onto Palisades Avenue for Lot 3 and 3.) from Section 154.047 (A) (24) to not tie this subdivision by Bearing and distance to a section corner. The Staff has reviewed this Subdivision and finds that if the waivers are granted and the following condition is adhered to, 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, subject to the following: Providing a 10' utility easement along the South property line of Lot 1 to aid in potential future municipal water connections and revision of the Feasibility Report to reflect the presence of the water main along Hollyhock Road.

After due consideration, the following action was taken:

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the waivers from 1.) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street 2.) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for future access onto Hollyhock Road for Lot

1, one 20' opening across the 5' non-access easement for continued access onto Hollyhock Road for Lot 2, and one 20' opening across the 5' non-access easement for future access onto Palisades Avenue for Lot 3 3.) from Section 154.047 (A) (24) to not tie this subdivision by bearing and distance to a section corner were approved.

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Bumbaca's Hollyhock Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Providing a 10' utility easement along the South property line of Lot 1 to aid in potential future municipal water connections and revision of the Feasibility Report to reflect the presence of the water main along Hollyhock Road.

C. Verhostra-Conery Minor

7056-18-M

SHAWN KLEIN: This Minor Primary subdivision is located on the Northwest side of the Hidden Pines Court cul-de-sac, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 4.38 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 County Engineer recommend approval. The staff recommends approval. 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 due consideration, the following action was taken:

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Verhostra-Conery Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

D. Parcell's Pierce Road Minor

7057-18-M

SHAWN KLEIN: This Minor Primary subdivision is located on the Southwest side of the intersection of Pierce Road and Ash Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 18.81 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 Health Department, and County Engineer recommend approval. The registered land surveyor, on behalf of the applicant,

requests the following waivers: 1.) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street 2.) From Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for continued access onto Pierce Road for Lot 1, and one 30' opening across the 5' non-access easement for future access onto Ash Road for Lot 2. On January 9, 2019, the Area Board of Zoning Appeals granted the following variances: 1.) from the required 20 acres to 2 acres, 2.) from the required 30' side yard setback to an 8' side yard setback along the west line of Lot 1. The Staff has reviewed this Subdivision and finds that if the waivers are granted, 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 due consideration, the following action was taken:

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the waivers from 1.) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street 2.) From Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for continued access onto Pierce Road for Lot 1, and one 30' opening across the 5' non-access easement for future access onto Ash Road for Lot 2 were approved.

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Parcell's Pierce Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

### 3. REPLATS

#### A. New Prairie Knolls Section One, First Replat

7016-18-R

SHAWN KLEIN: This Replat Primary subdivision is located on the North and South side of Prairie Knolls Drive and West of Sumerest Lane., St. Joseph County. This replat will consist of 4 lots being replatted to 3. The total area for this replat is 2.06 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 County Engineer recommend approval. The County Health Department has not commented as of yet. The staff recommends approval. The Staff has reviewed this Subdivision and finds that if the following condition is adhered to, 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, subject to the following: County Health Department recommendation.

After due consideration, the following action was taken:

Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and New Prairie Knolls Section One, First Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: County Health Department recommendation.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

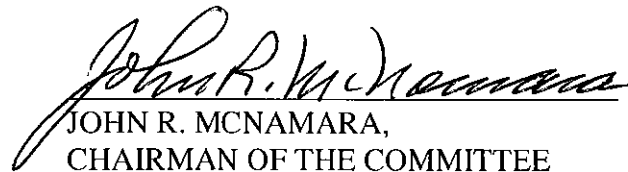
- A. Approval of the minutes from the January 17, 2019 meeting of the Plat Committee.

After due consideration, the following action was taken:

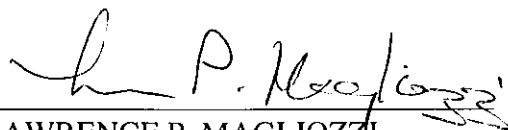
Upon a motion by Charles "Chip" Porter, being seconded by Roger Nawrot and unanimously carried, the minutes from the January 17, 2019 meeting of the Plat Committee were approved.

6. ADJOURNMENT: 8:35 a.m.

RESPECTFULLY SUBMITTED,

  
JOHN R. MCNAMARA,  
CHAIRMAN OF THE COMMITTEE

ATTEST:

  
LAWRENCE P. MAGLIOZZI,  
SECRETARY OF THE COMMITTEE