

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

MINUTES

February 20, 2020
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara
Chuck Bulot
Sky Medors
Mark Espich
Dave Cherrone

ALSO PRESENT:

Lawrence P. Magliozzi
Shawn Klein
Samantha Keultjes

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. Andrews' McKinley Highway Minor 7125-19-M

SHAWN KLEIN: This Minor Primary subdivision is located northeast of the intersection of McKinley Highway and Buckeye Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 8.66 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 issued a deficiency on December 31, 2019, stating that the proposed use of the commercial building on Lot 2 has not been stated, the septic tank location for Lot 1 has not been indicated, the proposed well locations do not meet setback standards listed in County Code 52, and the required setbacks between wells and septic systems have not been met. A revised deficiency was issued by the Health Department on January 10, 2020, stating that the septic tank location for Lot 1 has not been indicated and the required setbacks between septic and well have not been met. 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 five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for two 15' opening across the 5' non-access easement for continued access onto McKinley Highway for Lot 1 and one 52' opening across the 5' non-access easement for continued access onto access onto McKinley Highway for Lot 2. On November 13, 2019, the Area Board of Zoning Appeals granted the following variance: 1) from the minimum required side setback for parking of 5' to 2.5' for Lot 2. This subdivision was tabled by the Plat Committee on January 2, 2020, January 16, 2020, and February 6, 2020, to allow time for the Health Department deficiency to be addressed.

The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely to allow time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, Andrews' McKinley Highway Minor Subdivision is tabled indefinitely to allow time for the Health Department deficiency to be addressed.

B. Wright's Currant Rd

7132-19-M

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Currant Road approximately 260' north of Brick Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 1.49 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 issued a deficiency on January 31, 2020, stating that the Site Date Sheet did not allocate sufficient room for the proposed and reserve septic areas, and that the existing system on Lot 1 will require at 10' easement for dispersal area, and only a 5' easement has been provided. The registered land surveyor, on behalf of the applicant, requests the following waiver: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto Currant Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Currant Road for Lot 2. This subdivision was tabled by the Plat Committee on February 6, 2020, to provide time for the Health Department deficiency to be addressed and for a note to be added to the plat stating that there are no encroachments upon existing building setback lines and/or easements.

The Staff has reviewed this subdivision and finds it if the Health Department recommends approval, it complies with the requirements for Primary Approval as

specified by the St. Joseph County Subdivision Control Ordinance. Therefore, if the Health Department approves, Staff recommends that this Subdivision be granted Primary Approval, subject to the following: adding a note to the plat stating that there are no encroachments upon existing building setback lines and/or easements. If the Health Department does not recommend approval, the staff recommends that this subdivision be tabled until the February 20, 2020 meeting of the Plat Committee to provide time to satisfy the Health Department deficiency.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, the waivers from 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto Currant Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Currant Road for Lot 2, were approved.

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Wright's Currant Rd Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: adding a note to the plat stating that there are no encroachments upon existing building setback lines and/or easements, submission of a full sized SDS to the Health Department, and limiting future houses constructed on Lot 2 to 3 bedrooms.

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

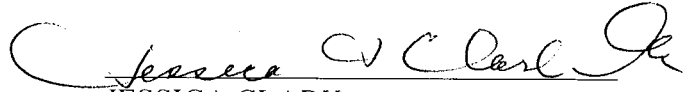
A. Approval of the minutes from the February 6, 2020 Plat Committee meeting.

Upon a motion by Chuck Bulot, being seconded by Dave Cherrone and unanimously carried, the minutes from the February 6, 2020 were approved.

6. ADJOURNMENT:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, the February 20, 2020 Plat Committee meeting adjourned at 8:31 a.m.

RESPECTFULLY SUBMITTED,



JESSICA CLARK,
VICE-CHAIRMAN OF THE
COMMITTEE

ATTEST:



LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMITTEE