

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

**MINUTES**

March 19, 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

**ALSO PRESENT:**

Shawn Klein  
Ryan Fellows  
Samantha Keultjes

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

**1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:**

A. The Hills at St. Joe Farm Major

7136-20-P  
(Audio Position: 00:15)

SHAWN KLEIN: This Major Primary subdivision is located on the north side of Interstate 80/90, approximately 1250' west of Bittersweet Road, St. Joseph County. This subdivision will consist of 230 building lots. The total area is 76 acres. Lot sizes range from .16 to 4 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present. A drainage plan has been submitted to the County Engineer and is currently under review. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer recommends approval, subject to drainage plan approval. The Staff has reviewed this Subdivision and finds 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: drainage plan approval.

**IN FAVOR**

There was no one present to speak in favor of this petition.

**REMONSTRANCE**

There was no one present to speak in favor of this petition.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, being seconded by Chuck Bulot and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and The Hills at St. Joe Farm Major Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: drainage plan approval.

## **SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

### 1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

### 2. MINOR PLATS:

#### A. Oshinski's Quince Road Minor

7135-20-M  
(Audio Position: 2:10)

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Quince Road approximately 820' north of US 20 , St. Joseph County. This subdivision will consist of 2 building lots. The total area is 1.04 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 Health Department recommend approval. The County Engineer recommended approval subject to placing future access to Lot 2 at the northernmost end of the lot, a revision which has since been completed. 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 one 20' opening across the 5' non-access easement for continued access onto Quince Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Quince Road for Lot 2.

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 Sky Medors, being seconded by Chuck Bulot 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, 2) from Section 153.025(M) to allow for one 20' opening across

the 5' non-access easement for continued access onto Quince Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Quince Road for Lot 2, were approved.

Upon a motion by Sky Medors, 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 Oshinski's Quince Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

### 3. REPLATS:

- A. River Valley Church 2nd Minor First Replat 7134-20-R  
(Audio Position: 2:50)

SHAWN KLEIN: This Primary Replat is located on the West side of Bittersweet Road approximately 160' South of McKinley Highway, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 6.92 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. On December 5, 2019, the Plat Committee of the St. Joseph Area Plan Commission granted 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 40' openings across the 5' non-access easement for continued access onto Bittersweet Road for Lot 1.

The Staff has reviewed this Subdivision and finds 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 Sky Medors, being seconded by Chuck Bulot 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 two 40' openings across the 5' non-access easement for continued access onto Bittersweet Road for Lot 1, 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 River Valley Church 2nd

Minor First Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

- B. Fernwood at Cleveland Phase Three Second Replat 7137-20-R  
(Audio Position: 3:10)

SHAWN KLEIN: This primary replat is located on the south side of Cleveland Road approximately 1300' west of Ironwood Road, St. Joseph County. This replat will consist of 27 lots being replatted to 19 lots. The total area for this replat is 13.38 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 registered land surveyor has requested that this subdivision be tabled until the Plat Committee meeting on April 2, 2020, due to ongoing discussions with the City of South Bend regarding the relocation of a sewer line within this replat. The Staff has reviewed this Subdivision and recommends that it be tabled until the April 2, 2020 meeting of the Plat Committee, per the surveyor's request.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, Fernwood at Cleveland Phase Three Second Replat Subdivision is tabled to the April 2, 2020 Plat Committee meeting.

#### 4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

#### 5. MINUTES: (Audio Position: 3:30)

- A. Approval of the minutes from the March 5, 2020 Plat Committee Meeting.

Upon a motion by Sky Medors, being seconded by Chuck Bulot and unanimously carried, the minutes from the March 5, 2020 Plat Committee Meeting were approved.


#### 6. ADJOURNMENT:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, the March 19, 2020 Plat Committee Meeting adjourned at 8:33 a.m.

RESPECTFULLY SUBMITTED,

  
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JOHN R. MCNAMARA,  
CHAIRMAN OF THE COMMITTEE

ATTEST:

  
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RYAN D. FELLOWS,  
SECRETARY OF THE COMMITTEE