

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

**AGENDA**

March 21, 2019  
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. Whitesel's Quince Road Minor Subdivision 7059-19-M

3. REPLATS

None for consideration at this time

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time

5. WITHDRAW:

A. Blackthorn Corporate Office Park, Minor #11 7058-19-M

6. MINUTES:

A. Approval of the minutes from the February 7, 2019 meeting of the Plat Committee.

7. ADJOURNMENT:

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

March 21, 2019  
8:35 a.m.

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

Portage Prairie Minor #8  
ADJOURNMENT

7063-19-R

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

**MINUTES**

March 21, 2019  
8:30 a.m.

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

**MEMBERS PRESENT:**

Roger Nawrot  
Mark Espich  
John R. McNamara  
Jessica Clark, P.E.  
Chuck Bulot

**ALSO PRESENT:**

Lawrence P. Magliozzi  
Shawn Klein  
Jennifer Parcell

**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. Whitesel's Quince Road Minor 7059-19-M *(Audio Position: 2:40)*

SHAWN KLEIN: This Minor Primary subdivision is located on the East side of Quince Road approximately 2,400' South of Darden Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 9.588 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 approved the Health Officer's Report but cannot recommend approval of the subdivision until information regarding location and composition of the existing septic system are submitted. The registered land surveyor, on behalf of the applicant, requests that 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 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto Quince Road. The staff has reviewed this subdivision and recommends that it be tabled until the Plat Committee Meeting on April 4, 2019 to allow time to comply with County Health

Department requirements.

After due consideration, the following action was taken:

Upon a motion by Jessica Clark, being seconded by Roger Nawrot and unanimously carried, Whitesel's Quince Road Minor Subdivision is tabled to the April 4, 2019 Plat Committee meeting to allow time to comply with County Health Department requirements.

3. REPLATS

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. WITHDRAW:

- A. Blackthorn Corporate Office Park, Minor #11 7058-19-M  
(Audio Position: 2:50)

SHAWN KLEIN: This Minor Primary subdivision is located on the South side of Nimtz Parkway East of US 31, City of South Bend. This subdivision will consist of 2 building lots. The total area is 13.3 acres. National Wetland Inventory maps indicate that wetlands are present on Lot 2. A note has been placed on the plat regarding restrictions on development and construction within the areas as delineated on this plat. Property owners should contact the Army Corps of Engineers, Detroit Branch and the Indiana Department of Environmental Management for any restrictions that apply to this portion of the property. The rights-of-way are correct as shown. The County Surveyor recommends approval. The City Engineer recommends approval, but notes that a major subdivision will be required in the future if 30 lots are envisioned. The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 21-14.04(b)(1)(B)(i) to allow a portion of the overall parcel, an area having approximately 10 acres, to be shown on the Support Date Sheet, rather than the entire boundary which encompasses 254 acres. The applicant's surveyor, on behalf of the applicant, has requested this subdivision be withdrawn.

After due consideration, the following action was taken:

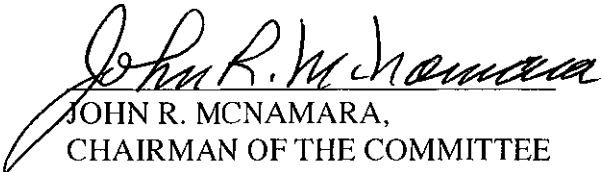
Upon a motion by Jessica Clark, being seconded by Roger Nawrot and unanimously carried, Blackthorn Corporate Office Park, Minor #11 Subdivision is withdrawn, per the request of the applicant's surveyor, on behalf of the applicant.

5. MINUTES:


- A. Approval of the minutes from the February 7, 2019 meeting of the Plat Committee.  
(Audio Position: 3:00)

6. ADJOURNMENT: 8:35 a.m.

RESPECTFULLY SUBMITTED,

  
JOHN R. MCNAMARA,  
CHAIRMAN OF THE COMMITTEE

ATTEST:

  
LAWRENCE P. MAGLIOZZI,  
SECRETARY OF THE COMMITTEE