

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

**MINUTES**

April 7, 2022  
8:30 a.m.

Council Chambers, 4<sup>th</sup> Floor  
County-City Building, South Bend, IN

**MEMBERS PRESENT:**

John R. McNamara, P.E., L.S.  
Sky Medors, P.E.  
Brett Davis  
Dave Cherrone  
Zach Lute

**MEMBERS ABSENT:**

Randy James

**ALSO PRESENT:**

Abby Wiles  
Kylie Abrams  
Shawn Klein  
Shelley Marker

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

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

**Mayflower Estates At Lightner Farms**

**7280-22 P**

SHAWN KLEIN: This major primary subdivision is located on the east side of Mayflower Road, approximately 2200' south of Adams Road. This subdivision will consist of 24 building lots. The total area is 26.69 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 subject to street name revisions, which have since been completed. The County Engineer recommends approval, subject to drainage plan approval. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 24. Stub streets have been provided at the end of Ginny Drive and Taver Drive to allow for future connectivity to the south and east. If the waivers are granted and the Health Department recommends approval, Staff recommends that this Subdivision be granted Primary Approval, subject to the following: drainage plan approval and revision of the waiver language on the plat.

Shawn Klein: This major primary subdivision is located on east side of Mayflower Road, approximately 2,200 feet south of Adams Road. It will consist of 24 building lots. The total area is 26.69 acres. There are no environmental hazard areas or wetlands present. The rights-of-way are correct as shown on the plat. It will be served by private well and private septic. The County Surveyor recommends approval subject to a street name revision which has since been completed. The County Engineer recommends approval subject to drainage plan approval. The County Health Department recommends primary approval. It went through Technical Review

on March 03, 2022. The Professional Land Surveyor, on behalf of the applicant, requests a waiver to allow one 20' opening across the 5' non-access easement for continue access onto Mayflower Road for Lot 24. Stub streets have been provided at the end of Ginny Drive and Taver Drive to allow for future connectivity to the south and east.

If the waiver is granted, Staff recommends that the subdivision be granted Primary Approval, subject to the following: drainage plan approval and revision of the waiver language on the plat.

**IN FAVOR**

**REMONSTRANCE**

After due consideration, the following action was taken:

Upon a motion by Dave Cherrone, being seconded by Zach Lute and unanimously carried 5-0, the waiver 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 24 was approved.

John McNamara – Yes  
Dave Cherrone – Yes  
Zach Lute - Yes

Sky Medors – Yes  
Brett Davis – Yes

Upon a motion by Dave Cherrone, being seconded by Sky Medors, P.E. and carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Mayflower Estates At Lightner Farms Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: drainage plan approval and revision of the waiver language on the plat.

John McNamara – Yes  
Dave Cherrone – Yes  
Zach Lute - Yes

Sky Medors – Yes  
Brett Davis – Yes

**SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

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

None for consideration at this time.

**2. MINOR PLATS:**

**Horein's Madison Road Minor Subdivision**

**7281-22 M**

SHAWN KLEIN: This minor primary subdivision is located the south side of Madison Road approximately 4500' west of State Road 331 Road. This subdivision will consist of 1 building lot and 2 outlots. The total area is 60 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 Engineer and County Surveyor recommend approval. The County Health Department issued a deficiency on March 10, 2022, stating that there was no septic record on file, and that therefore a septic inspection would be required prior to subdivision approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Madison Road for Lot 1. On March 9, 2022, the Area Board of Zoning Appeals granted a variance from the required minimum of lot area of 20 acres to allow 10 acres for Lot 1, and a variance from the 35' minimum front setback to allow a setback of 9' for the existing house on Lot 1. The Health Department now indicates that the deficiency has been resolved. Staff recommends primary approval, subject to the submittal of a plat with the revisions noted on the Area Plan Commission non-conformance memo dated March 8, 2022. After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried 5-0, the waiver 1) From Section 153.135 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Madison Road for Lot 1 were approved.

John McNamara – Yes  
Dave Cherrone – Yes  
Zach Lute - Yes

Sky Medors – Yes  
Brett Davis – Yes

Upon a motion by Brett Davis, being seconded by Dave Cherrone and carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Horein's Madison Road Minor Subdivision therefore complies with the Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submittal of a plat with the revisions noted on the Area Plan Commission non-conformance memo dated March 8, 2022.

John McNamara – Yes  
Dave Cherrone – Yes  
Zach Lute - Yes

Sky Medors – Yes  
Brett Davis – Yes

**3. REPLATS:**

None for consideration at this time..

**4. MINUTES:**

Upon a motion by Dave Cherrone, being seconded by Brett Davis, and unanimously carried 5-0, the minutes from the March 17, 2022, Plat Committee were approved.

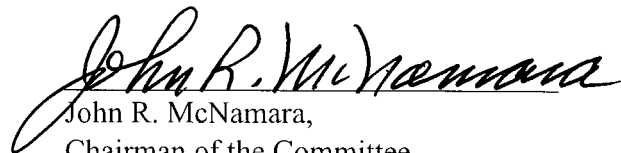
John McNamara – Yes  
Dave Cherrone – Yes  
Zach Lute - Yes

Sky Medors – Yes  
Brett Davis – Yes


**5. ADJOURNMENT:**

Upon a motion by Brett Davis, being seconded by Sky Medors and unanimously carried 5-0, the April 07, 2022, Plat Committee meeting adjourned at 8:34 a.m.

RESPECTFULLY SUBMITTED,

  
John R. McNamara,  
Chairman of the Committee

ATTEST:

  
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Abby Wiles,  
Secretary of the Committee