

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

MINUTES

May 5, 2022
8:30 a.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Brett Davis
Randy James
Dave Cherrone
Hana Parkhill

MEMBERS ABSENT:

Sky Medors, P.E.

ALSO PRESENT:

Shawn Klein
Shelley Marker

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:

McCoy's Dragoon Trail Minor Subdivision

7268-21-M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Dragoon Trail approximately 520' west of Dogwood Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 1.0 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, but states that the septic system must not be placed in fill, and that additional soil borings will likely be required at the time of septic permitting. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow for one 25' opening across the 5' non-access easement for future access on to Dragoon Trail for Lot 1. The subdivision was tabled indefinitely by the Plat Committee on January 6, 2022, to provide time for a silo to be removed from the property. The silo

has since been removed. The Staff has reviewed this Subdivision and finds that if the waiver is 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 Dave Cherrone, being seconded by Randy James and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow for one 25' opening across the 5' non-access easement for future access on to Dragoon Trail for Lot 1 was approved.

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|---------------|-----|---------------|-----|
| John McNamara | Aye | Dave Cherrone | Aye |
| Brett Davis | Aye | Randy James | Aye |
| Hana Parkhill | Aye | | |

Upon a motion by Randy James, being seconded by Dave Cherrone and unanimously carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and McCoy's Dragoon Trail Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

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| John McNamara | Aye | Dave Cherrone | Aye |
| Brett Davis | Aye | Randy James | Aye |
| Hana Parkhill | Aye | | |

Patterson & Elm Minor Subdivision

7287-22 M

SHAWN KLEIN: This Minor Primary subdivision is located at the southwest corner of Elm Road and Patterson Road, St. Joseph County. This subdivision will consist of 1 building lot and 2 outlots. The total area is 81.95 acres. According to the National Wetlands Inventory, wetlands are present on Lot 1 and Outlots A and B. These wetlands have been correctly shown on the plat. Additionally, there is a DNR Approximate Floodway along the Anthony Ditch, which has also been shown.

The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waivers: 1) From Section 153.135 (H) to allow two 20' opening across the 5' non-access easement for continued access onto Patterson Road for Lot 1, one 20' opening for future access onto Patterson Road for Outlot A and Outlot B, and one 20' opening for future access onto Elm Road for Outlot B. On February 9, 2022, the Area Board of

Zoning Appeals granted a variance from the 20 acre lot size minimum to 12.5 acres for Lot 1.

The Staff has reviewed this Subdivision and recommends that it be tabled to the May 19, 2022 meeting of the Plat Committee, per the surveyor's request.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Brett Davis and unanimously carried 5-0, Patterson & Elm Minor Subdivision is tabled to the May 19, 2022, Plat Committee meeting.

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| John McNamara | Aye | Dave Cherrone | Aye |
| Brett Davis | Aye | Randy James | Aye |
| Hana Parkhill | Aye | | |

Murphy's Miami Road Minor Subdivision

7288-22 M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Dragoon Trail approximately 520' west Dogwood Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. 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 Staff has reviewed this Subdivision and recommends that it be withdrawn, per the applicant's request.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 5-0, Murphy's Miami Road Minor Subdivision is withdrawn.

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| John McNamara | Aye | Dave Cherrone | Aye |
| Brett Davis | Aye | Randy James | Aye |
| Hana Parkhill | Aye | | |

SHAWN KLEIN: This Minor Primary subdivision is located at the northwest corner of State Road 23 and Osborne Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 11.84 acres. According to the National Wetlands Inventory, wetlands are present on Lot 1. These wetlands have been correctly shown on the plat. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend 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 Osborne Road for Lot 1. On April 13, 2022, the Area Board of Zoning Appeals granted the following variances: 1) From Section 154.092(A) to allow a lot area of 11.5 acres where a minimum of 20 acres is required, and 2) From Section 154.092(D) to allow a front setback of 67' from the centerline of the road where 75' is required for an existing barn on Lot 1. If the waiver is granted and the Health Department recommends approval, staff recommends that this subdivision be granted Primary Approval.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Dave Cherrone and unanimously carried, the waivers from 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Osborne Road for Lot 1 were approved.

Upon a motion by Randy James, being seconded by Hana Parkhill and unanimously carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Lambert's Osborne Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

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| John McNamara | Aye | Dave Cherrone | Aye |
| Brett Davis | Aye | Randy James | Aye |
| Hana Parkhill | Aye | | |

3. REPLATS:

None for consideration at this time.

4. MINUTES:

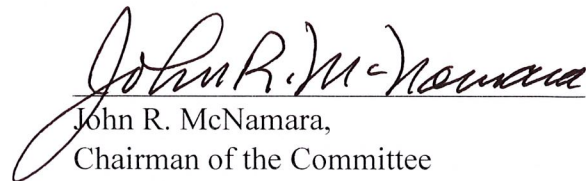
Upon a motion by Dave Cherrone, being seconded by Randy James, and unanimously carried 5-0, the minutes from the April 21, 2022, Plat Committee were approved.

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| John McNamara | Aye | Dave Cherrone | Aye |
| Brett Davis | Aye | Randy James | Aye |
| Hana Parkhill | Aye | | |

5. ADJOURNMENT:

Upon a motion by Dave Cherrone and unanimously carried 5-0, the May 05, 2022, Plat Committee meeting adjourned at 8:34 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee