

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

**MINUTES**

May 16, 2019  
8:30 a.m.

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

**MEMBERS PRESENT:**

Roger Nawrot  
Mark Espich  
Jessica Clark, P.E.  
John R. McNamara  
Brett Davis

**ALSO PRESENT:**

Lawrence P. Magliozzi  
Athelia Diamond  
Shawn Klein  
Mike Danch  
Brian McMorrow  
Terry Lang  
Sky Medors

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

**SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:
2. MINOR PLATS:

A. Krathwohl's Miami Highway Minor 7067-19-M

SHAWN KLEIN: This Minor Secondary subdivision is located on the West side of Miami Highway approximately 570' South of Riley Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 19.97 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, County Engineer, and County Health Department recommend approval. 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 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto Miami Highway for Lot 1 and one 20' opening across the 5' non-access easement for future access onto Miami Highway Outlot A. On April 10, 2019, the Area Board of Zoning Appeals granted the following waivers: 1) from the required 20 acres to 2.5 for Lot 1 2) from the required 20 acres to 16.7 for Outlot A. 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 Jessica Clark, being seconded by Roger Nawrot 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 Miami Highway for Lot 1 and one 20' opening across the 5' non-access easement for future access onto Miami Highway Outlot A were approved.

Upon a motion by Jessica Clark, being seconded by Roger Nawrot and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Krathwohl's Miami Highway Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval

B. Cataldo Homestead Minor 7049-18-M

SHAWN KLEIN: This Minor Primary subdivision is located on North side of SR 23 (Prairie Avenue) and approximately 440 feet Southwest of New Energy Drive, City of South Bend. This subdivision will consist of 2 building lots. The total area is 9.91 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 the City Engineer recommend approval. On December 18, 2018, the registered land surveyor requested that the subdivision be tabled until January 17, 2019. On January 14, 2019, the registered land surveyor requested that the subdivision be tabled until February 7th, 2019. The Staff has reviewed this Subdivision and finds that it complies with the requirements for Primary Approval as specified by the City of South Bend 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 Roger Nawrot, being seconded by Jessica Clark and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Cataldo Homestead Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval

SHAWN KLEIN: This Minor Secondary subdivision is located at the Northeast corner of Kemble Street and Indiana Avenue, City of South Bend. This subdivision will consist of 3 building lots. The total area is 9.03 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 City Engineer recommend approval. The registered land surveyor, on behalf of the applicant, requests the following waiver: 1) from Section 21-14.04 (b)(1)(A)(iii) Requesting a waiver from the requirement of showing Township, Range or Section line accurately tied to the subdivision by bearing and distance in feet and hundreds thereof. The Staff has reviewed this Subdivision and finds that it complies with the requirements for Primary Approval as specified by the City of South Bend 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 Roger Nawrot, being seconded by Jessica Clark and unanimously carried, the waivers from 1) from Section 21-14.04 (b)(1)(A)(iii) Requesting a waiver from the requirement of showing Township, Range or Section line accurately tied to the subdivision by bearing and distance in feet and hundreds thereof was approved.

Upon a motion by Roger Nawrot, being seconded by Jessica Clark and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Kemble Street and Indiana Avenue Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Secondary Approval

SHAWN KLEIN: This Minor Primary subdivision is located on the South side of Colfax Avenue approximately 350' West of Niles Avenue, City of South Bend. This subdivision will consist of 2 building lots. The total area is 2.32 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 City Engineer recommend approval. This Subdivision complies with the requirements for Primary Approval. The Staff has reviewed this Subdivision and finds that it complies with the requirements for Primary Approval as specified by the City of South Bend 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 Roger Nawrot, being seconded by Jessica Clark and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Seitz Park Minor Subdivision therefore, complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval

3. REPLATS

A. Troyer's Beech Road Major Subdivision 1st Replat

SHAWN KLEIN: This Replat Primary subdivision is located on the West side of Beech Road approximately 440' South of Shively Road, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 28.63 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 recommends approval, noting that approval of the new opening for Lot 2 will require a driveway permit. 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 2) From Section 153.025(M) to allow for one 80' opening across the 5' non-access easement for future access onto Beech Road for Lot 2 and one 25' opening to allow for continued access onto Beech Road for Lots 1 and 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 Jessica Clark, being seconded by Roger Nawrot 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 80' opening across the 5' non-access easement for future access onto Beech Road for Lot 2

and one 25' opening to allow for continued access onto Beech Road for Lots 1 and 2 were approved.

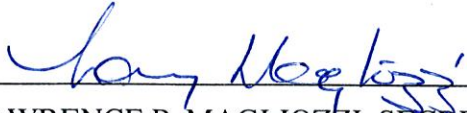
Upon a motion by Jessica Clark, being seconded by Roger Nawrot and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Troyer's Beech Road Major Subdivision 1st Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval

4. TYPE II CORRECTIVE PLATS: None for consideration at this time

5. MINUTES: Upon a motion by Jessica Clark, being seconded by Roger Nawrot, and unanimously carried, the Plat Committee meeting minutes from May 2, 2019 have been approved.

6. ADJOURNMENT: 0835

RESPECTFULLY SUBMITTED,



LAWRENCE P. MAGLIOZZI, SECRETARY OF THE COMMITTEE

ATTEST:



JOHN R. MCNAMARA, CHAIRMAN OF THE COMMITTEE