

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

MINUTES

July 2, 2020
8:30 a.m.

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

MEMBERS PRESENT:
John R. McNamara, P.E., L.S.
Chuck Bulot
Sky Medors, P.E.
Brett Davis
Dave Cherrone

ALSO PRESENT:
Shawn Klein
Samantha Keultjes

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:

D. Laidig's 3rd Dogwood Road Minor

7154-20-M

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Dogwood Road approximately 1440' south of Riley Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 20 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 issued a deficiency on June 17, 2020, as the existing septic system had not been accurately depicted. A new Support Data Sheet has since been submitted. The Health Department now recommends approval, but notes that Lot 1 is only suitable for an elevated sand mound replacement system. 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 40' and one 50' opening across the 5' non-access easement for continued access onto Dogwood Road for Lot 1 and to allow for one 40' opening across the 5' non-access easement for future access onto Dogwood Road for Outlot A. A variance petition from the minimum lot area of 20 acres to 6.2 acres has been filed with the Area Board of Zoning Appeals and will be heard on July 8, 2020.

The Staff has reviewed this Subdivision and finds that if the waivers are granted and the following condition is adhered to, 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: a variance from the minimum lot area of 20 acres to 6.2 acres.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis 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 one 40' and one 50' opening across the 5' non-access easement for continued access onto Dogwood Road for Lot 1 and to allow for one 40' opening across the 5' non-access easement for future access onto Dogwood Road for Outlot A were approved.

Upon a motion by Sky Medors, P.E., 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 Laidig's 3rd Dogwood Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: a variance from the minimum lot area of 20 acres to 6.2 acres.

A. Remington Court Minor Subdivision 7155-20-M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of State Road 23 approximately 420' east of Cherry Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 3.21 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. The County Engineer recommend approval subject to showing the existing opening onto State Road 23 for Lot 2. The County Health Department recommends approval, subject to payment of the Health Officer Report application, but note that existing septic systems and onsite wells must be abandoned via the proper permitting process with the Health Department. 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 45' opening across the 5' non-access easement for future access onto State Road 23 for Lot 1 and one 36' opening across the 5' non-access easement to allow for future access onto State Road 23 for Lot 2. .

The Staff has reviewed this Subdivision and finds that if the waivers are granted and the following condition is adhered to, 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: adding the existing opening onto State Road 23 for Lot 2 to the plat drawing and payment of the Health Officer Report application fee.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis 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 one 45' opening across the 5' non-access easement for future access onto State Road 23 for Lot 1 and one 36' opening across the 5' non-access easement to allow for future access onto State Road 23 for Lot 2 were approved.

Upon a motion by Sky Medors, P.E., 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 Remington Court Minor Subdivision Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: adding the existing opening onto State Road 23 for Lot 2 to the plat drawing and payment of the Health Officer Report application fee.

3. REPLATS:

B. Fernwood at Cleveland Phase Three Second Replat 7137-20-R

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 subdivision was tabled on March 19, 2020 and June 4, 2020 at the request of the registered land surveyor 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 indefinitely to allow time

to resolve the sewer line relocation issue, unless evidence is produced prior to the Plat Committee meeting demonstrating that this agreement has been reached.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Fernwood at Cleveland Phase Three Second Replat Subdivision is tabled indefinitely to allow time to resolve the sewer line relocation issue.

B. Coalbush Jackson Road Major Subdivision Section 1 1st Replat 7156-20-R

SHAWN KLEIN: This Primary Replat is located on the south side of Jackson Road approximately 640' east of State Road 331, St. Joseph County. This replat will consist of 1 lots being replatted to 1 lot. The total area for this replat is 1.95 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, 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 25' opening across the 5' non-access easement for continued access onto Jackson Road for Lot 1. The sole purpose of this replat is to relocate a drive opening.

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, P.E., being seconded by Brett Davis 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 one 25' opening across the 5' non-access easement for continued access onto Jackson Road for Lot 1 were approved.

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Coalbush Jackson Road Major Subdivision Section 1 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:


A. Approval of the minutes from the June 18, 2020 Plat Committee meeting

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the minutes from the June 18, 2020 Plat Committee meeting were approved.

6. ADJOURNMENT:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the July 2, 2020 Plat Committee meeting adjourned at 8:31 a.m.

RESPECTFULLY SUBMITTED,


JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:


RYAN D. FELLOWS,
Secretary of the Committee