

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

MINUTES

Thursday, July 7, 2022
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Sky Medors, P.E.
Mark Espich
Randy James
Ron Mesler (zoom)

ALSO PRESENT:

Abby Wiles
Shawn Klein
Morgan Ealy

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:

Horrall Fir Road Minor

7273-21-M

Shawn Klein: This Minor Primary subdivision is located at the southeast corner of Fir Road and Jackson Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 1.88 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 recommends approval. The County Health Department issued a deficiency on January 4, 2022, and a second deficiency on February 15, 2022. The most recent deficiency states that the existing system information on Lot 1 is incomplete, the site data sheet shows the perimeter drain running uphill, and that the current septic system layouts are for 3 bedroom homes, such that the site may be restricted to 3 bedrooms if larger systems and associated drains cannot be accommodated. The Professional Land Surveyor, on behalf of the applicant, request the following waiver: 1) From Section 153.135 (H) to allow one

20' opening across the 5' non-access easement for continued access onto Fir Road for Lot 1, one 20' opening across the 5' non-access easement for continued access onto Jackson Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Fir Road for Lot 2. This subdivision was tabled by the Plat Committee on January 20, February 10, and March 3, 2022. 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 Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Fir Road for Lot 1, one 20' opening across the 5' non-access easement for continued access onto Jackson Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Fir Road for Lot 2 were approved.

John McNamara	Aye	Ron Mesler	Aye
Mark Espich	Aye	Randy James	Aye
Sky Medors	Aye		

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. 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 Horrall Fir Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: a note on the plat stating that no additional bedrooms shall be permitted on Lot 1 and that development of Lot 2 shall be limited to a 3 bedroom/bedroom equivalent home

John McNamara	Aye	Ron Mesler	Aye
Mark Espich	Aye	Randy James	Aye
Sky Medors	Aye		

Patterson & Elm Minor

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 88.58 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 recommends approval, stating that with drainage, the site would be eligible for an elevated sand mound and possibly a subsurface septic system. Without drainage, however, the lot would be unsuitable for new construction and only eligible for an elevated sand mound replacement system. 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 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 Randy James and unanimously carried 5-0, the waivers from: 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 were approved.

John McNamara	Aye	Ron Mesler	Aye
Mark Espich	Aye	Randy James	Aye
Sky Medors	Aye		

Upon a motion by Randy James, being seconded by Sky Medors, P.E. 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 Patterson & Elm Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Ron Mesler	Aye
Mark Espich	Aye	Randy James	Aye
Sky Medors	Aye		

3. REPLATS:

Woodford Trails at Knollwood, Section One- First Replat-as tabled

7292-22 M

Shawn Klein: This Minor Primary Replat is located west of Clover Road approximately 1300' north of Adams Road in Harris Township, St. Joseph County. This replat will consist of 7 lots being replatted to 5 lots. The total area for this replat is 5.25 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 recommends approval, subject to labeling the 15' drainage and roadway maintenance easement along the Latigo Point cul-de-sac as item "D" in the legend. The County Health Department continues to review this subdivision. Staff recommends tabling to allow for all non-conformance issues to be brought into compliance and to allow for approval of the pending right-of-way vacation for the "bump out" at the corner of Auldgate Drive and Tanner Row.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Sky Medors and unanimously carried 5-0, Woodford Trails at Knollwood, Section One - First Replat Subdivision is tabled to the July 21, 2022 Plat Committee meeting to allow for all non-conformance issues to be brought into compliance and to allow for approval of the pending right-of-way vacation for the "bump out" at the corner of Auldgate Drive and Tanner Row.

John McNamara	Aye	Ron Mesler	Aye
Mark Espich	Aye	Randy James	Aye
Sky Medors	Aye		

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

Approval of the minutes of the June 16, 2022, meeting of the Plat Committee.

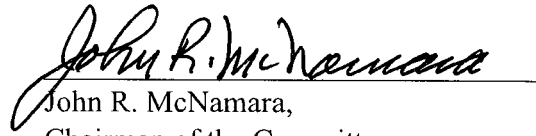
Upon a motion by Randy James, being seconded by Sky Medors and unanimously carried 5-0, the minutes from the May 5, 2022, Plat Committee were approved.

John McNamara	Aye	Ron Mesler	Aye
Mark Espich	Aye	Randy James	Aye
Sky Medors	Aye		

6. ADJOURNMENT:


Upon a motion by Randy James, being seconded by Sky Medors and unanimously carried 5-0, the July 7, 2022, Plat Committee meeting adjourned at 8:39 a.m.

RESPECTFULLY SUBMITTED,



John R. McNamara,
Chairman of the Committee

ATTEST:



Abby Wiles,
Secretary of the Committee