

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

MINUTES

July 16, 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:

Ryan D. Fellows
Shawn Klein
Samantha Keultjes

SUBDIVISIONS REQUIRING A PUBLIC HEARING

I. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. Newbury Pointe Section Six

7157-20-P

SHAWN KLEIN: This Major Primary subdivision is located on the west end of Cobble Hills Drive, Town of Osceola. This subdivision will consist of 16 building lots. The total area is 5.37 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 Town Engineer recommend approval. The registered land surveyor, on behalf of the applicant, request the following waivers: 1) from Section 17.03.09 B (2) requiring a 20' utility easement along street right-of-way to 15', 2) from Section 17.03.03 F Table G requiring a cul-de-sac right-of-way radius of 100' to 60', 3) from Section 17.03.03 F Table G requiring a cul-de-sac back-to-back curb radius of 80' to 49', 4) from Section 17.03.03 F Table G requiring pavement width of 26' to 24', 5) from Section 17.03.03 F Table G requiring back-to-back curb width of 30' to 28', 6) from Section 17.03.03 B (14) requiring a cul-de-sac to be less than or equal to 800' in length to allow a 971' cul-de-sac. The Osceola Town Council supports these waivers. 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 Town of Osceola Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval.

IN FAVOR

There was one person present to speak in favor of this petition. They were:

Crystal Welsh of Abonmarche, with offices located at 315 W Jefferson Blvd

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

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 17.03.09 B (2) requiring a 20' utility easement along street right-of-way to 15', 2) from Section 17.03.03 F Table G requiring a cul-de-sac right-of-way radius of 100' to 60', 3) from Section 17.03.03 F Table G requiring a cul-de-sac back-to-back curb radius of 80' to 49', 4) from Section 17.03.03 F Table G requiring pavement width of 26' to 24', 5) from Section 17.03.03 F Table G requiring back-to-back curb width of 30' to 28', 6) from Section 17.03.03 B (14) requiring a cul-de-sac to be less than or equal to 800' in length to allow a 971' cul-de-sac were approved. The Osceola Town Council supports these waivers.

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 Newbury Pointe Section Six Subdivision therefore complies with the Town of Osceola Subdivision Control Ordinance and is granted Primary Approval.

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

B. Tozan's Jackson Trail 7158-20-M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Jackson Trail approximately 860' north of the intersection of Johnson Road and Jackson Trail, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 5.04 acres. National Wetland Inventory maps indicate that wetlands are present on Lot 1. A note has been placed on the plat regarding restrictions on development and construction within the areas as delineated on this plat. Property owners should contact the Army Corps of Engineers, Detroit Branch and the Indiana Department of Environmental Management for any restrictions that apply to this portion of the property.

The rights-of-way are correct as shown. The County Surveyor recommends approval.

County Engineer recommends approval subject to requiring access for Lot 2 to tie into the existing drive for Lot 1 within the right-of-way prior to connection with the pavement of Jackson Trail. The County Health Department has yet to comment on this subdivision. 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 20' opening across the 5' non-access onto Jackson Trail for Lot 1 for continued access, and one 20' opening across the 5' non-access onto Jackson Trail for future access onto Lot 2.

If the Health Department recommends approval, the waivers are granted, and the following condition is adhered to, then this subdivision complies with the requirements for Primary Approval as specified by the St. Joseph County Subdivision Control Ordinance, and the Staff recommends that this Subdivision be granted Primary Approval, subject to the following: requiring access for Lot 2 to tie into the existing drive for Lot 1 within the right-of-way prior to connection with the pavement of Jackson Trail.

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 20' opening across the 5' non-access onto Jackson Trail for Lot 1 for continued access, and one 20' opening across the 5' non-access onto Jackson Trail for future access onto Lot 2.

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 Tozan's Jackson Trail Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: requiring access for Lot 2 to tie into the existing drive for Lot 1 within the right-of-way prior to connection with the pavement of Jackson Trail.

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

A. Approval of the minutes from the July 2, 2020 Plat Committee meeting.

Upon a motion by Dave Cherrone, being seconded by Sky Medors, P.E. and unanimously carried, the minutes from the July 2, 2020 Plat Committee meeting were approved.


6. ADJOURNMENT:

Upon a motion by Sky Medors, P.E., being seconded by Chuck Bulot and unanimously carried, the July 16, 2020 Plat Committee meeting adjourned at 8:33 a.m.

RESPECTFULLY SUBMITTED,


JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:



ABBY WILES,
SECRETARY OF THE COMMITTEE