

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

MINUTES

August 6, 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.
Dave Cherrone
Brett Davis

ALSO PRESENT:

Abby Wiles
Ryan D. Fellows
Shawn Klein
Samantha Keultjes

At the beginning of the meeting, the newly appointed Executive Director of the St. Joseph County Area Plan Commission, Abby Wiles, introduced herself to the Plat Committee.

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:

A. Ziolkowski's State Road 2 Minor 7161-20-M

SHAWN KLEIN: This Minor Primary subdivision is located on the south side of State Road 2 approximately 2100' west of Quince Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 16.18 acres. A portion of this property is located in Flood Zone A (FEMA FIRM Flood Insurance Rate map Community Panel No. 18141C0170D dated January 6, 2011). The Flood Control Act, IC 14-28-3, requires the prior written approval of the IDNR for any type of construction, excavation, or filling in or on a floodway in Indiana. Should the proposed development activity be in a floodway, the applicant must first obtain a permit prior to the start of any development activity. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer recommends approval subject to a note stating that the purpose of the

30' ingress/egress easement is to provide Lot 1 and Lot 2 access to the opening on Lot 1 for State Road 2, which has since been added to the plat. The County Health Department recommends approval, but notes that neither lot is suitable for future construction. The registered land surveyor, on behalf of the applicant, request 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 30' opening across the non-access easement to allow for continued access onto State Road 2 for Lot 1. The 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 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 30' opening across the non-access easement to allow for continued access onto State Road 2 for Lot 1, were approved.

Upon a motion by Chuck Bulot, being seconded by Sky Medors, P.E. and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Ziolkowski's State Road 2 Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

B. Schlarb's State Road 331 Minor 7162-20-M

SHAWN KLEIN: This Minor Primary subdivision is located at the southwest corner of State Road 331 and Patterson Road, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 9.55 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 but notes that INDOT approval will be needed for access to State Road 331 for Lot 1 and Lot 2. The County Health Department has yet to comment. 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 one 30' opening across the 5' non-access easement for continued access onto State Road 331 for Lot 1, one 30' opening for future access onto Patterson Road for Lot 2, and one 30' opening for future access onto Patterson Road for Lot 3. The 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 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 one 30' opening across the 5' non-access easement for continued access onto State Road 331 for Lot 1, one 30' opening for future access onto Patterson Road for Lot 2, and one 30' opening for future access onto Patterson Road for Lot 3, 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 Schlarb's State Road 331 Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

3. REPLATS:

- A. Andrew's McKinley Highway Minor 1st Replat 7160-20-R

SHAWN KLEIN: This Primary Replat is located on the north side of McKinley Highway approximately 630' west of Bittersweet Road, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 8.65 acres. The rights-of-way are correct as shown. The Staff recommends that this subdivision be withdrawn per the request of the applicant.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Andrew's McKinley Highway Minor 1st Replat Subdivision is withdrawn.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

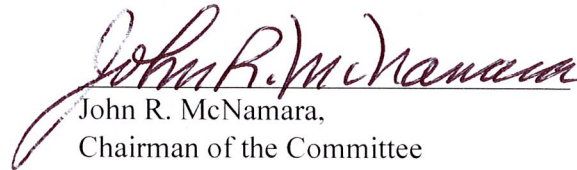
- A. Approval of the minutes from the July 16, 2020 Plat Committee meeting

Upon a motion by Chuck Bulot, being seconded by Dave Cherrone and unanimously carried, the minutes from the July 16, 2020 Plat Committee meeting were approved.

6. ADJOURNMENT:

Upon a motion by Dave Cherrone, being seconded by Sky Medors, P.E. and unanimously carried, the August 6, 2020 Plat Committee meeting adjourned at 8:31 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee