

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

MINUTES

August 20, 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:

Abby Wiles
Ryan D. Fellows
Shawn Klein
Samantha Keultjes

SUBDIVISIONS REQUIRING A PUBLIC HEARING

I. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. Hickory Gardens

7163-20-P

SHAWN KLEIN: This Major Primary subdivision is located on the east side of Hickory Road approximately 2200' north of Cleveland Road, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 7.35 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 August 19, 2020, stating that information on file in the Health Department regarding the location of the existing absorption field trenches for proposed Lot 1 is inconsistent, that they are unable to determine if the septic easement on proposed Lot 3 is sufficient, and that a second system exists which has not been shown on the Support Data Sheet. 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 30' opening across the 5' non-access easement for continued access onto Hickory Road for Lot 3 and one 20' opening for future access to Lot 1 and Lot 2.

The Staff recommends that this subdivision be tabled until the September 3 meeting of the Plat Committee per the Health Department's request.

PETITIONER

MIKE HUBER of Abonmarche, with offices located at 315 W Jefferson Blvd., South Bend, IN presented the petition.

IN FAVOR

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

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 Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, Hickory Gardens Subdivision is tabled to the September 3, 2020 Plat Committee meeting .

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

A. Primrose Road

7164-20-M
(Audio Position: 6:00)

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Primrose Road immediately north of I-80/90, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 5.56 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 and, 2) from Section 153.025(M) to allow for one 45' opening across the 5' non-access easement for continued access onto Primrose Road for Lot 1 and one 20' opening to provide continued access for farm equipment to the adjacent farm fields from Primrose Road via an easement on Lot 1. If the waivers are granted, 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 45' opening across the 5' non-access easement for continued access onto Primrose Road for Lot 1 and one 20' opening to provide continued access for farm equipment to the adjacent farm fields from Primrose Road via an easement on 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 Primrose Road Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval subject to full execution of an encroachment indemnity agreement with the County.

B. Fir Road 7165-20-M
(Audio Position:7:15)

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Fir Road approximately 250' north of State Road 23, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 4.74 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 has yet to comment. The Staff recommends that this subdivision be tabled per the surveyor's request.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Chuck Bulot and unanimously carried, Fir Road Subdivision is tabled to the September 3, 2020 Plat Committee meeting .

C. Hill's Dragoon Trail 2nd Minor 7166-20-M
(Audio Position: 7:30)

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Dragoon Trail approximately 375' east of Blackberry Road, St. Joseph County. This

subdivision will consist of 2 building lots. The total area is 3.82 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, and 2) from Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for continued access onto Dragoon Trail for Lot 1 and one 30' opening for continued access onto Dragoon Trail for Lot 2. If the waivers are granted, 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 Chuck Bulot 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 5' non-access easement for continued access onto Dragoon Trail for Lot 1 and one 30' opening for continued access onto Dragoon Trail 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 Hill's Dragoon Trail 2nd Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

D. Schlarb's 2nd Dragoon Trail Minor

7167-20-M
(Audio Position: 8:00)

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Dragoon Trail approximately 880 feet east of Elm Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 1.94 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, and 2) From Section 153.025(M) to allow for one 25' opening and one 35' opening across the 5' non-access easement for continued access onto Dragoon Trail for Lot 1. If the waivers are granted, 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 Chuck Bulot 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 and one 35' opening across the 5' non-access easement for continued access onto Dragoon Trail 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 Schlarb's 2nd Dragoon Trail Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

3. REPLATS:

A. Reed's Replat

7168-20-R
(Audio Position: 8:45)

SHAWN KLEIN: This Primary Replat is located at the southeast corner of Olive Street and Pierce Street, Town of Osceola. This replat will consist of 5 lots being replatted to 1 lot. The total area for this replat is .78 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 Staff has reviewed this Subdivision and finds 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.

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 Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Reed's Replat Subdivision therefore complies with the Town of Osceola Subdivision Control Ordinance and is granted Primary Approval.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

(Audio Position: 9:00)

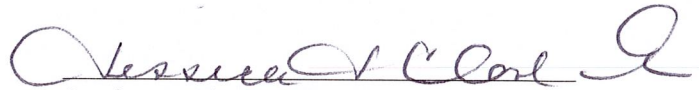
A. Approval of the minutes from the August 6, 2020 Plat Committee Meeting

Upon a motion by Chuck Bulot, being seconded by Dave Cherrone and unanimously carried, the minutes from the August 6, 2020 Plat Committee Meeting were approved.

6. ADJOURNMENT:

Upon a motion by Chuck Bulot, being seconded by Brett Davis and unanimously carried, the August 20, 2020 Plat Committee meeting adjourned at 8:37 a.m.

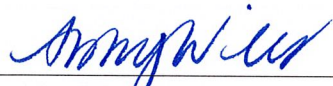
RESPECTFULLY SUBMITTED,



Jessica J. Clark, P.E.

Vice-Chairman of the Committee

ATTEST:



Abby Wiles,

Secretary of the Committee