

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

MINUTES

September 3, 2020
8:30 a.m.

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

MEMBERS PRESENT:

Chuck Bulot
Jessica Clark, P.E.
Brett Davis
Dave Cherrone

MEMBERS ABSENT:

John R. McNamara, P.E., L.S.

ALSO PRESENT:

Abby Wiles
Shawn Klein
Samantha Keultjes

SUBDIVISIONS REQUIRING A PUBLIC HEARING

I. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

None for consideration at this time

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

I. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. Hickory Gardens-As Tabled on August 20, 2020

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 at the Health Department regarding the location of the existing absorption field trenches for proposed Lot 1 is inconsistent. Additionally, the Health Department is unable to determine if the septic field for Lot 3 is sufficient and a second system currently exists on the west side of the home which has not been documented on the SDS. 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. This subdivision received a public hearing at the Plat Committee meeting of August 20, 2020, wherein it was tabled to provide time for the Health Department

deficiency to be addressed.

The Staff has reviewed this Subdivision and recommends that it be tabled to provide time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, Hickory Gardens Subdivision is tabled to the September 17, 2020 Plat Committee meeting.

2. MINOR PLATS:

B. Fir Road-As Tabled on August 20, 2020 7165-20-M

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 5.05 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 continues to review 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 25' opening across the 5' non-access easement for continued access onto Fir Road for Lot 1 and one 30' opening for continued access onto Fir Road for Lot 2. The Plat Committee tabled this subdivision on August 20, 2020 at the request of the surveyor. The plat has since been revised to make Lot 1 slightly larger.

If the waivers are granted and the Health Department recommends approval, the Staff recommends that this Subdivision be granted Primary Approval.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Jessica Clark, P.E. 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 Fir Road for Lot 1 and one 30' opening for continued access onto Fir Road for Lot 2, were approved.

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Fir Road Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

A. Woodlee's Roosevelt Road

7169-20-M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Roosevelt Road approximately 1500' east of State Road 931, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 6 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 continues to review 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 30' opening across the 5' non-access easement for continued access onto Roosevelt Road for Lot 1.

If the waivers are granted and the Health Department recommends approval, the Staff recommends that this Subdivision be granted Primary Approval.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Jessica Clark, P.E. 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 Roosevelt Road for Lot 1, were approved.

Upon a motion by Brett Davis, being seconded by Jessica Clark, P.E. and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Woodlee's Roosevelt Road Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

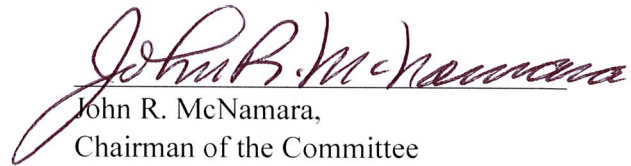
A. Approval of the minutes from the August 20, 2020 Plat Committee Meeting

Upon a motion by Chuck Bulot, being seconded by Dave Cherrone and unanimously carried, the minutes from the August 20, 2020 Plat Committee Meeting were approved.


6. ADJOURNMENT:

Upon a motion by Brett Davis, being seconded by Chuck Bulot and unanimously carried, the September 3, 2020 Plat Committee meeting adjourned at 8:32 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:



Abby Wiles,
Secretary of the Committee