

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

MINUTES

September 17, 2019
3:30 p.m.

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

MEMBERS PRESENT:

Greg Burris
Velvet Canada
Oliver Davis
John DeLee
Adam DeVon
Harry Dudeck
Robert Hawley
Martin Madigan
Elizabeth Maradik
John R. McNamara
Dr. Jerry Thacker

MEMBERS ABSENT:

Dan Brewer
John Leszczynski

ALSO PRESENT:

Athelia Diamond
Ryan Fellows
Lawrence P. Magliozzi
Jamie Woods
Jordan Wyatt

PUBLIC HEARING - 3:30 P.M.

1. REZONINGS:

- A. A proposed ordinance of Dan and Tamara Christman to zone from R: Single Family District and A: Agricultural District to R: Single Family District, property located at 60287 FIR RD, St. Joseph County - APC# 2910-19.

(Audio Position: 1:06)

JORDAN WYATT: The petitioner is requesting a zone change from R: Single Family District and A: Agricultural District to R: Single Family District. The R: Single Family Districts are established to protect, promote and maintain the development of single family dwellings as well as provide for other limited residential, public and institutional uses that are compatible with residential development located at the periphery of an urban area.

PETITIONER

BERNIE FEENEY of Plymouth Land Surveying office located at 1405 North Michigan Street, Plymouth, presented the petition on behalf of the petitioner.

IN FAVOR

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

REMONSTRANCE

There was a petition in remonstrance signed by 80 neighbors presented to the Commission by RANDY FRICK, who resides at 60244 Fir Road, Mishawaka.

There were 7 people that spoke in remonstrance of this petition. They were:

RANDY FRICK, who resides at 60244 Fir Road , Mishawaka.

ALLISON PASCAREKCI, who resides at 60610 Fir Road, Mishawaka.

TERRY CLARK, who resides at 15239 Jackson Road, Mishawaka.

JOE KATONA, who resides at 60591 Fir Road, Mishawaka.

DANIELLE MARTEUS, who resides at 15466 Jackson Road, Mishawaka.

JOANN RIPPEY, who resides at 60767 Fir Road, Mishawaka.

JAMES SMARKY, who resides at 60875 Fir Road, Mishawaka.

REBUTTAL

BERNIE FEENEY of Plymouth Land Surveying office located at 1405 North Michigan Street, Plymouth, presented the rebuttal.

After due consideration, the following action was taken:

Upon a motion by Oliver Davis, being seconded by Martin Madigan and unanimously carried, a proposed ordinance of Dan and Tamara Christman to zone from R: Single Family District and A: Agricultural District to R: Single Family District, property located at vacant lot at the southwest corner of Jackson Road and Fir Road, St. Joseph County, is sent to the County Council with an UNFAVORABLE recommendation.

2. TEXT AMENDMENTS:

- A. An ordinance amending and supplementing Title XV, Land Usage, Chapter 154, Planning and Zoning, of the St. Joseph County Code, as amended, to amend Section 154.556 Membership, Qualifications and Terms of the Area Board of Zoning Appeals. - APC# 2911-19.

(Audio Position: 33:00)

SHAWN KLEIN: An Ordinance of the Area Plan Commission amending Chapter 154, Planning and Zoning, of the St. Joseph County Code. The proposed amendment establishes appointing bodies and initial term limits for the Area Board of Zoning Appeals. At the advice of counsel and because of all the membership changes to Board that are required, it was recommended that we reestablish the Area Board of Zoning Appeals. This is a necessary step for the Area Board of Zoning Appeals to continue after the City of South Bend leaves its membership. Based on information available prior to the public hearing, the staff recommends this zoning ordinance text amendment be sent to the County Council with a favorable recommendation. This amendment will allow for the continued service of the Area Board of Zoning Appeals to St. Joseph County and its towns.

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 Oliver Davis, being seconded by Robert Hawley and unanimously carried, a proposed ordinance of the Area Plan Commission is sent to the County Council with a FAVORABLE recommendation. This amendment will allow for the continued service of the Area Board of Zoning Appeals to St. Joseph County and its towns.

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Miscellaneous:

Appointment to the PLAT committee as an alternate member- Kyle Silveus of City Engineering.
(Audio Position: 35:00)

Upon a motion by Oliver Davis, being seconded by Adam Devon, and unanimously carried, appointment to the PLAT committee as an alternate member- Kyle Silveus of City Engineering, was approved.

2. Executive Director's Report:

(Audio Position:35:48)

Ms. Maradik called for executive directors report, Mr. Magliozzi stated there was no report to be given.

3. Minutes:

Approval of the minutes from the April 16, 2019 APC meeting.

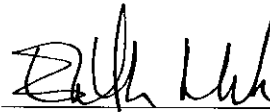
(Audio Position: 35:51)

Upon a motion by Oliver Davis, being seconded by Adam Devon, and unanimously carried, approval of the minutes from the April 16, 2019 APC meeting, was approved.

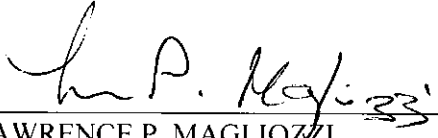
4. Adjournment: 4:07 p.m.

(Audio Position: 36:01)

Upon a motion by Oliver Davis, being seconded by Adam Devon, and unanimously carried, adjournment at 4:07 p.m., was approved.



ELIZABETH MARADIK,
VICE PRESIDENT OF THE COMMISSION



LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMISSION