

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

**MINUTES**

October 1, 2020  
8:30 a.m.

Council Chambers 4<sup>th</sup> Floor  
County-City Building, South Bend, IN

**MEMBERS PRESENT:**

John R. McNamara, P.E., L.S.  
Chuck Bulot  
Sky Medors, P.E.  
Mark Espich  
Dave Cherrone

**ALSO PRESENT:**

Abby Wiles  
Shawn Klein  
Samantha Keultjes

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

John R. McNamara, P.E., L.S. began the meeting at 8:30 a.m. He then asked for the staff report for The Haven Major Subdivision.

**1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:**

**A. The Haven**

7177-20-P

SHAWN KLEIN: This Major Primary subdivision is located on the south side of Adams Road/State Road 23 approximately 1500' west of Birch Road, St. Joseph County. This subdivision will consist of 12 building lots. The total area is 12.06 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. It will be served by private well and septic. The County Surveyor recommends approval. The County Engineer recommends approval subject to drainage plan approval. The County Health Department recommends approval subject to the inclusion of the septic system on Lot 1 and it being fully contained on Lot 1 or within an appropriate easement. 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 easement for continued access onto State Road 23 for Lot 1, and one 50' opening for future access onto State Road 23 for proposed Mason James Drive. An Urban Drain petition has been filed which will be heard at the October meeting of the Drainage Board.

If the waivers are granted, the Staff recommends that this Subdivision be granted Primary Approval, subject to the following: drainage plan approval and the inclusion of the septic

on Lot 1.

Mike Huber of Abonmarche had no additional input.

Dave Cherrone asked about restricting access to SR 23 to only allow right turn in and right turn out.

Shawn Klein replied that there will be a note on the plat that requires only right in and only right out.

Chuck Bulot asked about the Health Department requirements that would affect the waivers.

Shawn Klein said that the requirements won't affect the waivers. The Health Department just wants the septic for Lot 1 to be show on the support data sheet. They are comfortable granting primary approval subject to the inclusion of the septic on Lot 1.

John R. McNamara, P.E., L.S. opened the discussion to the public.

#### 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 Chuck Bulot, being seconded by Sky Medors, 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 20' opening across the 5' non-access easement for continued access onto State Road 23 for Lot 1, and one 50' for future access onto State Road 23 for proposed Mason James Drive, 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 The Haven Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: drainage plan approval and inclusion of the septic for Lot 1 on the Support Data Sheet.

**SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

C. Knape's Stanton Road 7172-20-M

John R. McNamara, P.E., L.S. asked if the Health Department was still deficient.

Shawn Klein said that the Health Department was still deficient.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sky Medors, P.E. and unanimously carried, Knape's Stanton Road Subdivision is tabled to the October 15, 2020 Plat Committee meeting to provide time for the Health Department deficiency to be addressed.

3. REPLATS:

A. Summer Hill 2nd Replat 7176-20-R

After due consideration, the following action was taken:

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 Summer Hill 2nd Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

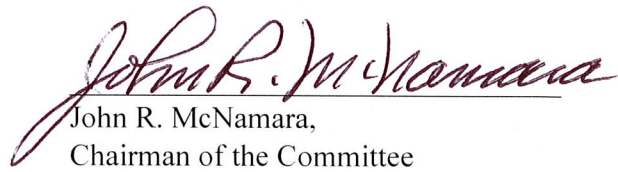
A. Approval of the minutes from the September 17, 2020 Plat Committee Meeting

Upon a motion by Chuck Bulot, being seconded by Dave Cherrone and unanimously carried, the minutes from the September 17, 2020 Plat Committee Meeting were approved.


6. ADJOURNMENT:

Upon a motion by Chuck Bulot, being seconded by Sky Medors, P.E. and unanimously carried, the October 1, 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