

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

MINUTES

October 15, 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
Shawn Klein
Samantha Keultjes

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. Knape's Stanton Road-As Tabled 7172-20-M

John McNamara asked for a Health Department update.

Shawn Klein said that the Health Department deficiency has not been addressed and they still recommend tabling.

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 indefinitely to provide time for the Health Department deficiency to be addressed.

B. Funkhouser-Christman Minor 7178-20-M

Shawn Klein stated that the Health Department issued a deficiency the day prior to the meeting so the staff recommends tabling until the next Plat Committee meeting.

Bernie Feeney said that he is opposed to that because they are creating an unbuildable lot.

Brett Davis said that policy states that a Health Officer's Report be required when creating a new lot of record. His recommendation is to table due to the lack of the Health Officer's Report as well as the outstanding property transfer septic reports.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and carried, Funkhouser-Christman Minor Subdivision is tabled to the November 5, 2020 Plat Committee meeting.

C. Bateson Minor 7180-20-M

Sky Medors, P.E. stated that he is willing to approve subject to the access for Lot 2 being shown at the eastern property boundary.

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 Edison Road for Lot 1 and one 20' opening for future access onto Edison Road for Lot 2, were approved.

Upon a motion by Chuck Bulot, being seconded by Sky Medors, P.E. and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Bateson Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: access for Lot 2 being placed at the eastern property boundary.

D. DeSchepper's Fir Road Minor 7181-20-M

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 two 20' openings across the 5' non-access easement for continued access onto Fir Road for Lot 1 were approved.

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

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

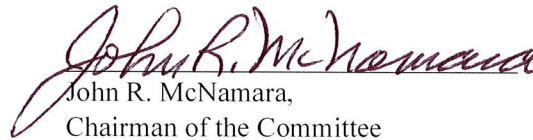
A. Approval of the minutes from the October 1, 2020 Plat Committee Meeting

Upon a motion by Chuck Bulot, being seconded by Sky Medors, P.E. and unanimously carried, the minutes from the October 1, 2020 Plat Committee Meeting were approved.


6. ADJOURNMENT:

Upon a motion by Sky Medors, P.E., being seconded by Chuck Bulot and unanimously carried, the October 15, 2020 Plat Committee meeting adjourned at 8:36 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:



Abby Wiles,
Secretary of the Committee