

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

**MINUTES**

January 5, 2023  
8:30 a.m.

Commission Office, Room 1140  
County-City Building, South Bend, IN

**MEMBERS PRESENT:**

Sky Medors, P.E.  
Brett Davis  
Randy James  
Ron Melser

**ALSO PRESENT:**

Abby Wiles  
Carl Brown-Grimm  
Shawn Klein  
Shelley Marker

**ELECTION OF OFFICERS**

(Audio position: 0:00:02.2)

Abby Wiles: Started the meeting at 8:30 a.m.

We are calling to order the Thursday, January 05, 2023, meeting of the Plat Committee to order, and election of officers.

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 3-0, Sky Medors, P.E. was elected as Chairman

Brett Davis	Aye	Randy James	Aye
Ron Melser	Aye		

Upon a motion by Sky Medors, P.E., being seconded by Ron Melser and unanimously carried 3-0, Randy James was elected as Vice-Chairman.

Brett Davis	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

**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:

(Audio position: 0:01:16.9)

Blacketor Myrtle Road 2nd Minor

7312-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located on the West side of Myrtle road, approximately 915' south of Ireland Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 5.61 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 issued a deficiency and recommends tabling until the deficiency has been resolved. Reasons for the deficiency include: No soil information for proposed Lot 1. No information on septic system for current Lot 1. Expired septic permit from 2021 has an approved septic design with the structures on Lot 1 and 2 sharing a septic system. The Professional Surveyor, on behalf of the applicant, request the following waiver: From Section 153.135 (H) to allow for one 15' opening across the 5' non-access easement for each of Lot 1 and Lot 2. This opening shall be provided for the existing joint driveway to access Myrtle Road. The Staff has reviewed this Subdivision and recommends that it be tabled.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 4-0, Blacketor Myrtle Road 2nd Minor Subdivision is tabled to the January 19, 2023 Plat Committee meeting. Staff recommends this subdivision be tabled until the Health Department deficiency has been resolved. This subdivision was previously tabled at the December 15th Plat Committee meeting and no new information has been submitted.

Brett Davis  
Sky Medor

Aye  
Aye

Randy James  
Ron Melser

Aye  
Aye

(Audio position: 0:01:32.4)

ME West Edison Road Minor

7316-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located Edison Road, approximately 440' east of Sundown Road and 230' west of Holmes Street, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 12.51 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 recommends approval. County Engineer recommends approval subject to entering an encroachment agreement regarding the existing fence on Lot 1 encroaching on County right-of-way. The County Health Department recommends approval subject to a revision of the Water and Sewer Note indicating a connection to municipal water services. The applicant requests the following waiver: 1) From Section 153.135 (H) to allow for one (1) 20-Foot wide opening for Lot #1 across the 5-foot non-access easement for continued access onto Edison road, and to allow for one (1) 20-foot wide opening for Lot #2, and one (1) 20-foot wide opening for Lot #3 across the 5-foot non-access easement for access onto Edison road. The Staff has reviewed this Subdivision and finds it complies with the requirements for Primary Approval as specified by the St. Joseph County Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval, subject to the following: A revision of the Water and Sewer Note to indicate municipal water connection and obtaining an encroachment agreement with County Engineering regarding the fence located on Lot 1 encroaching onto County right-of-way.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 4-0, the waiver 1) From Section 153.135 (H) to allow for one (1) 20-Foot wide opening for Lot #1 across the 5-foot non-access easement for continued access onto Edison road, and to allow for one (1) 20- foot wide opening for Lot #2, and one (1) 20-foot wide opening for Lot #3 across the 5-foot non-access easement for access onto Edison road was approved.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melser	Aye

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and ME West Edison Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: A revision of the Water and Sewer Note to indicate municipal water connection and obtaining an encroachment agreement with County Engineering regarding the fence located on Lot 1 encroaching onto County right-of-way.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melser	Aye

(Audio position: 0:02:23.5)

Creech's 2nd Birch Road Minor

7317-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located on the West side of Birch Road, approximately 1650' south of McKinley Highway, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. Lot sizes will range from 1.85 to 2.56 acres. The total area is 4.41 acres. A check of the Agency's maps indicates that no wetlands are present. The lots are located within the Galen Meyers Administrative Control Area, and lots contain contaminated groundwater. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The County Health Department recommends approval subject to adding a note on the plat that includes a statement indicating the contaminated groundwater due to the Galen Meyers Administrative Control Area. The applicant requests the following waiver: 1) From Section 153.135 (H) to allow for two 30' openings across the 5' non-access easement for continued access onto Birch Road for Lot 1. The Staff has reviewed this Subdivision and finds it complies with the requirements for Primary Approval as specified by the St. Joseph County Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval, subject to the following: addition of a note on the plat indicating contaminated groundwater as part of the Galen Meyers Administrative Control Area.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the waiver: 1) From Section 153.135 (H) to allow for two 30' openings across the 5' non-access easement for continued access onto Birch Road for Lot 1 was approved.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melser	Aye

Upon a motion by Ron Melser, being seconded by Randy James and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Creech's 2nd Birch Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: addition of a note on the plat indicating contaminated groundwater as part of the Galen Meyers Administrative Control Area.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melser	Aye

3. REPLATS: (Audio position: 0:02:56.0)

Wabash Valley Presbytery Major Subdivision-First Replat 7315-22 R

SHAWN KLEIN: This Primary Replat is located on the south side of State Road 23 approximately 2000' east of Bittersweet Road , St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 45.3 acres. Per the Indiana DNR Best Available Data, approximate floodway and flood fringe are present along the Juday Creek. Per the National Wetlands Inventory, wetlands are also present along some portions of the creek. Wetland and approximate flood hazard areas have been delineated on the plat. The rights-of-way are correct as shown. The County Surveyor, County Engineer, and County Health Department recommend approval. The purpose of this replat is to allow for the transfer of approximately .66 acres of property from Christian Life Assembly of God LLC (current Lot 1) to Ninja Golf Village LLC (current Lot 2). The Staff has reviewed this Subdivision and finds it complies with the requirements for Primary Approval as specified by the St. Joseph County 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 Brett Davis, being seconded by Ron Melser and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Wabash Valley Presbytery Major Subdivision-First Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melser	Aye

4. MINUTES:

Upon a motion by Randy James, being seconded by Ron Melsner, and unanimously carried 4-0, the minutes from the December 15, 2022 Plat Committee were approved.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melsner	Aye

5. ADJOURNMENT:

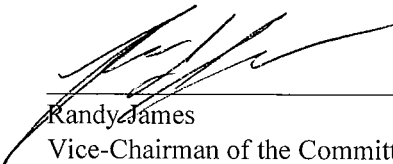
Upon a motion by Brett Davis, being seconded by Randy James, and unanimously carried 4-0, the January 5, 2023 Plat Committee meeting adjourned at 8:33 a.m.

Brett Davis	Aye	Randy James	Aye
Sky Medor	Aye	Ron Melsner	Aye

(Audio position: 0:03:53.1)

Abby Wiles: I would like to introduce everyone to Bobby K (Robert L. Kruszynski, Jr.) he has been caucused in as County Surveyor. He will be Area Plan Commission member by virtue of his office. Even though he did not participate today, when we do the Area Plan Commission appointments to the Plat Committee on January 17, 2023, he'll be appointed as a member of Plat Committee from Area Plan Commission. One of the five members needs to be a member from Area Plan Commission. I asked him to come and listen in today and he'll be a member moving forward.

RESPECTFULLY SUBMITTED,

  
\_\_\_\_\_  
Randy James  
Vice-Chairman of the Committee

ATTEST:

  
\_\_\_\_\_  
Abby Wiles,  
Secretary of the Committee