

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

**MINUTES**

February 4, 2021  
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.  
Randy James  
Sky Medors, P.E.  
Brett Davis  
Dave Cherrone

**ALSO PRESENT:**

Abby Wiles  
Shawn Klein  
Samantha Keultjes

**EXECUTIVE SESSION**

1. ELECTION OF OFFICERS

Upon a motion by Sky Medors, being seconded by Dave Cherrone and unanimously carried, John McNamara, P.E., L.S. was elected as Chairman.

Upon a motion by Brett Davis, being seconded by John McNamara, P.E., L.S. and unanimously carried, Sky Medors, P.E. was elected as Vice-Chairman.

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. Bradford Shores at Knollwood Phase 2

7200-20-P

SHAWN KLEIN: This Major Primary subdivision is located on the North side of Fontana Drive and along Sedgewood Drive (formerly known as Sedgewood Court), St. Joseph County. This subdivision will consist of 22 building lots. The total area is 24.13 acres. National Wetland Inventory maps indicate that wetlands are present on several lots in this subdivision. A note will be placed on the plat regarding restrictions on development and construction within the areas as delineated on this plat. Property owners should contact the Army Corps of Engineers, Detroit Branch and the Indiana Department of Environmental Management for any restrictions that apply to this portion of the property. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The "eyebrow" near the north end of the Sedgewood Drive will allow County maintenance vehicles to turn around. This design is preferable to a cul-de-sac as it will not result in the expectation among future property owners that Sedgewood Drive will never be continued northward, reducing resistance should the

property north of the subdivision be subdivided and connected to the Sedgewood stub street as the Subdivision Ordinance requires. Furthermore, the paved "eyebrow" is more aesthetically appealing to property owners than a temporary gravel turn-around. The Staff recommends that this Subdivision be granted Primary Approval, subject to the following: Delineation of wetlands as provided by the National Wetland Inventory and the addition of a note stating that development and construction in these areas will require prior approval from the Army Corps of Engineers.

John McNamara: I totally agree with what you're saying about future property owners will never be continued north. We see that all the time so this is a great way to handle it upfront.

### IN FAVOR

Mike Huber, of Abonmarche, with offices located at 315 W Jefferson Blvd., South Bend, IN spoke in favor of this petition stating "I appreciate you hearing our request. I also have Rob Nichols and John Linn from Abonmarche as well as David Eckrich, the property developer participating on the call as well. This is the last phase of Bradford Shores, originally this has received primary plat approval as five estate lots on a cul-de-sac. In 2019 the market changed away from the estate lots so we brought in a new primary plat for the total number of lots you see now, keeping and maintaining the cul-de-sac that was originally approved on the first primary plat. That plat has received Plat Committee approval but was appealed through the Plan Commission by the Area Planning staff. At that time, they were requesting the stubstreet that is noted now on here. We worked closely with Engineering and Planning to come up with the design. I think Shawn captured pretty well the spirit of the design of the stubstreet and where we got to on that. I think this is a plat that is acceptable. We're also fine with the conditions that Shawn mentioned in terms of that. In keeping it brief, a little bit of a brief history and a synopsis of where we're at with what we're proposing today and we're happy to answer any questions that you might have."

John Linn, of Abonmarche, with offices located at 315 W Jefferson Blvd., South Bend, IN spoke in favor of this petition stating "Just a quick note on the wetlands issue. The wetlands were delineated and we had core concurrence but that's been more than twelve years ago so it was recognized early on and we believe we've addressed it with the design but we will confirm that we've complied with all the federal and state regulations regarding any potential wetlands on site."

### 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 Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Bradford Shores at Knollwood Phase 2 Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Delineation of wetlands as provided by the National Wetland Inventory and the addition of a note stating that development and construction in these areas will require prior approval from the Army Corps of Engineers.

**SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

A. Legacy Meadows Minor Subdivision 7199-20-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 153.135 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto Locust Road for Lot 1, one 20' for future access onto Locust Road for Lot 2, and one 20' opening for future access onto Locust Road for Lot 3 were approved.

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Legacy Meadows Minor 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.

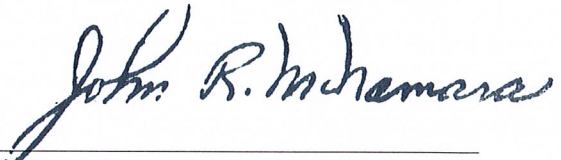
5. MINUTES:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the minutes from the January 21, 2021 Plat Committee meeting were approved.

6. ADJOURNMENT:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the February 4, 2021 Plat Committee meeting adjourned at 8:38 a.m..

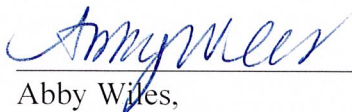
RESPECTFULLY SUBMITTED,



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John R. McNamara,  
Chairman of the Committee

ATTEST:



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Abby Wiles,  
Secretary of the Committee