

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

MINUTES

February 10, 2022
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Sky Medors, P.E.
Brett Davis
Randy James
Dave Cherrone

ALSO PRESENT:

Shawn Klein
Shelley Marker

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. Sauer Osborne Road Minor- as tabled

7272-21-M

SHAWN KLEIN: This minor subdivision is located on the north side of Osborne Road approximately 1800' east of US 31 and along US 31 approximately 1200' north of Osborne Road, St. Joseph County. This subdivision will consist of 2 building lots and 1 outlot. The total area is 155.86 acres. According to the Indiana Department of Natural Resources Best Available Data, a portion of Lot 1 and Outlot A fall within the Approximate Flood Fringe. This area has been delineated on the plat. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The County Health Department issued a deficiency on January 4, 2022, which states that as there is no septic system on file for the dwelling on proposed Lot 2, and therefore a septic inspection for this system must be submitted. The Professional Land Surveyor, on behalf of the applicant, requests the following waivers: 1) From Section 154.135 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto

Osborne Road for Lot 1, one 20' opening across the 5' non-access easement for continued access onto Osborne Road for Lot 2, and one 30' opening across the 5' non-access easement for future access onto Osborne Road for Outlot A, 2) From Filing Requirement (C)(9) to only show contour information on Lot 1 and Lot 2, and 3) From Filing Requirement (C)(6) to only show soil information on Lot 1 and Lot 2. This subdivision was tabled by the Plat Committee on January 20, 2022, to provide time for the deficiencies communicated by the Health Department to be addressed. The Health Department continues to review recent submittals. If the waivers are granted and the Health Department recommends approval, 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 Dave Cherrone and unanimously carried 5-0, the waivers from 1) From Section 154.135 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto Osborne Road for Lot 1, one 20' opening across the 5' non-access easement for continued access onto Osborne Road for Lot 2, and one 30' opening across the 5' non-access easement for future access onto Osborne Road for Outlot A, 2) From Filing Requirement (C)(9) to only show contour information on Lot 1 and Lot 2, and 3) From Filing Requirement (C)(6) to only show soil information on Lot 1 and Lot 2 were approved.

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Sauer Osborne Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

B. Horrall Fir Road Minor- as tabled

7273-21-M

SHAWN KLEIN: This Minor Primary subdivision is located at the southeast corner of Fir Road and Jackson Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 1.88 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. The County Engineer recommends approval, subject to showing the 20' opening for future access onto Fir Road for Lot 2 at the southern end of the lot. The County Health Department issued a deficiency on January 4, 2022, stating that the existing system information for Lot 1 is incomplete, and that schematic from 1994 shows an old system valve. The deficiency further states that the seasonal high water table on Lot 2 is as shallow as 3" below grade, and that therefore septic systems will require drains and an outlet which must be shown on the same lot or in a dedicated easement off-lot. The Health Department further provides that the current

septic layouts are for 3 bedroom homes, and that the site may be restricted to 3 bedrooms if larger systems and their associated drains cannot be provided. The Professional Land Surveyor, on behalf of the applicant, request the following waiver: 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Fir Road for Lot 1, one 20' opening across the 5' non-access easement for continued access onto Jackson Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Fir Road for Lot 2. The subdivision was tabled by the Plat Committee on January 20, 2022, to provide time for the deficiencies communicated by the Health Department to be addressed. If the waivers are granted and the Health Department recommends approval, staff recommends that this subdivision be granted Primary Approval. Otherwise, staff recommends that this subdivision be tabled to February 17, 2022, to provide time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried 5-0, Horrall Fir Road Minor Subdivision is tabled to the February 17, 2022 Plat Committee meeting to provide time for the deficiencies communicated by the Health Department to be addressed.

C. Deneve Ada Street Minor Subdivision

7274-21 M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Ada Street approximately 220' west of Filbert Street, Town of New Carlisle. This subdivision will consist of 2 building lots. The total area is .58 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 Town Engineer recommend approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Article 16.02.03 (C)(1)(x) of the New Carlisle Subdivision Control Ordinance to not tie the subdivision to a Township, Range, or Section line. The Staff has reviewed this Subdivision and finds that if the waiver is granted and the following condition is adhered to, it complies with the requirements for Primary Approval as specified by the Town of New Carlisle Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval, subject to the following: Documentation from a title company which demonstrates ownership of a 16' strip of property which is not accounted for on the current deeds.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried, the waivers from 1) From Article 16.02.03 (C)(1)(x) of the

New Carlisle Subdivision Control Ordinance to not tie the subdivision to a Township, Range, or Section line was approved.

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Deneve Ada Street Minor Subdivision therefore complies with the Town of New Carlisle Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Documentation from a title company which demonstrates ownership of a 16' strip of property which is not accounted for on the current deeds.

D. Murphy's Miami Road Minor

7275-21 M

SHAWN KLEIN: This Minor Primary subdivision is located at the southwest corner of Miami Highway and Roosevelt Road. This subdivision will consist of 7 building lots. The total area is 10 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 subject to the County Engineer's approval, stating that stormwater retention will likely be needed. This subdivision may need to be resubmitted as a major if retention basins are required. The County Engineer states that the plat needs to be modified to show the reduction in lots and access points discussed with the Professional Land Surveyor, and questions how drainage will be addressed. The County Health Department continues to assess septic feasibility. The Staff has reviewed this Subdivision and recommends that it be withdrawn, per the applicant's request.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, Murphy's Miami Road Minor Subdivision is withdrawn.

E. RIN Adams Road Minor

7276-21 M

SHAWN KLEIN: This proposed subdivision is located on the north side of Adams Road approximately 200' east of Sherwood Drive. This subdivision will consist of 2 building lots and 1 outlot. The total area is 5 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. The County Engineer recommends approval, subject to removal of the trees along Adams Road as necessary to achieve proper site distance. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow for one 25' opening across the 5' non-access easement to allow for future access onto Lot 1 and Lot 2 from Adams Road via a

shared drive. Staff recommends that this subdivision be tabled to the February 17, 2022 meeting of the Plat Committee, per the applicant's request.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, RIN Adams Road Minor Subdivision is tabled to the February 17, 2022, Plat Committee meeting.

3. REPLATS:

None for consideration at this time.

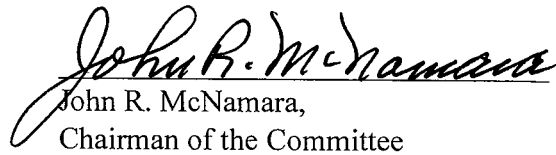
4. MINUTES:

None for consideration at this time.


5. ADJOURNMENT:

Upon a motion by Dave Cherrone, being seconded by Randy James and unanimously carried 5-0, the February 10, 2022, rescheduled meeting from February 03, 2022, Plat Committee meeting adjourned at 8:33 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Willes,
Secretary of the Committee