

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

MINUTES

February 17, 2022
8:30 a.m.

Commission Office, Room 1140
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:

Abby Wiles
Ryan D. Fellows
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. Horrall Fir Road Minor

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. The County Health Department issued a deficiency on January 4, 2022, and a second deficiency on February 15, 2022. The most recent deficiency states that the existing system information on Lot 1 is incomplete, the site data sheet shows the perimeter drain running uphill, and that the current septic system layouts are for 3 bedroom homes, such that the site may be restricted to 3 bedrooms if larger systems and associated drains cannot be accommodated. 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. This subdivision was tabled by the Plat Committee on January 20 and February 10, 2022. The Staff has reviewed this Subdivision and recommends that it be tabled to the March 3, 2022 meeting of the Plat Committee to provide time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Horrall Fir Road Minor Subdivision is tabled to the March 3, 2022 Plat Committee meeting to provide time to address the deficiencies communicated by the Health Department.

B. RIN Adams Road Minor Subdivisions

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. This subdivision was tabled at the January 10, 2022 meeting of the Plat Committee, per the applicant's request. If the waivers are granted and the Health Department recommends approval, staff recommends that this Subdivision be granted Primary Approval, subject to the following: Removal of trees to provide proper site distance at the access point onto Adams Road and submittal of a revised plat with the corrections communicated by Area Plan Commission staff in a non-conformance memo dated January 11, 2022. Otherwise, staff recommends that the plat be tabled until the March 3, 2022 meeting of the Plat Committee.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, RIN Adams Road Minor Subdivision is tabled to the March 3, 2022 Plat Committee meeting.

3. REPLATS:

A. Sandybrook North First Replat

7277-22 R

RYAN D. FELLOWS: This Primary Replat is located on the south side of Pine Hollow Lane, 90' east of its intersection with the centerline of Oak Hollow Lane, St. Joseph County. This replat will consist of 1 lot and 1 outlot being replatted to 1 lot. The total area for this replat is 0.98 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present. The County Engineer requires additional right-of-way from what was initially shown (40' of right-of-way required). The County Engineer recommends approval subject to: (1) the right-of-way being increased to 40' and (2) adding a 5' non-access easement along Pine Hollow Lane and requesting a waiver for continuous access off of Pine Hollow Lane. The County Health Department continues to review this subdivision. An existing shed is located in the drainage easement. The Professional Land Surveyor has stated that the petitioner will move the shed off the easement. Nonconformance reply has not been received. Petitioner requests this Subdivision be tabled indefinitely. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Sandybrook North First Replat Subdivision is tabled indefinitely per the request of the applicant.

5. MINUTES:

A. Approval of the minutes from the January 20, 2022 Plat Committee meeting:

Upon a motion by Dave Cherrone, being seconded by Randy James, and unanimously carried 5-0, the minutes from the January 20, 2022 Plat Committee were approved.

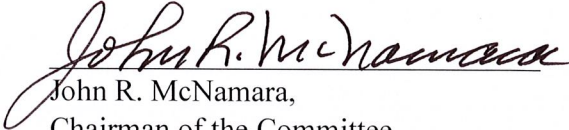
B. Approval of minutes from February 10, 2022 Plat Committee meeting:

Upon a motion by Randy James, being seconded by Brett Davis, and unanimously carried 5-0, the minutes from the February 10, 2022 Plat Committee were approved.

6. ADJOURNMENT:

Upon a motion by Randy James, being seconded by Sky Medors and unanimously carried 5-0, the February 17, 2022, meeting from February 17, 2022, Plat Committee meeting adjourned at 8:40 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee