

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

MINUTES

March 2, 2023
8:30 a.m.

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

MEMBERS PRESENT:

Robert L. Kruszynski, Jr.
Sky Medors, P.E.
Brett Davis
Randy James
Ron Melser

ALSO PRESENT:

Abby Wiles
Brandie Ecker, Counsel
Shawn Klein
Mae Kratzer
Shelley Marker

Sky Medors called the meeting to order at 8:31 a.m. There was an Zoom issue with a technology upgrade this morning.

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. **MAJOR SUBDIVISIONS - PRIMARY APPROVAL:** (Audio position: 0:00:26.0)

Giuffrida Bailey Avenue Major **7327-23 P**

Staff Report:

CARL BROWN-GRIMM: This Major Primary subdivision is located on the north side of Bailey Avenue, between Burdette Street and Willis Avenue, St. Joseph County. This subdivision will consist of 6 building lots. The total area is 1.11 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 Health Department recommend approval. The County Engineer requires a complete drainage plan to evaluate access and properly assess proposed easements. The City of South Bend Engineering requires the execution and completion of a utility agreement to provide sewer and water service to the lots. The Staff has reviewed this Subdivision and recommends that it be tabled.

IN FAVOR

There was no one present to speak in favor of this petition.

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 Randy James, being seconded by Ron Melser and unanimously carried 5-0, Giuffrida Bailey Avenue Major Subdivision is tabled to the March 16, 2023 Plat Committee meeting. Staff recommends this subdivision be tabled to address County Engineering's concerns, and to address the City of South Bend Engineering's concerns.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

(Audio position: 0:01:3.0)

Schmidtendorff's Beech Road Minor

7319-22 M

Staff Report:

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Beech Road approximately 260' north of Douglas Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 9.05 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 issued a deficiency on January 3, 2023, stating that soil borings had not been submitted for the property, and that a property transfer deferment had not been resolved, so septic inspections and water quality tests would be required. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow for two 20' openings in the 5' non-access easement to allow for continued access onto Beech Road for Lot 1, and one 20' opening to allow for future access onto Beech Road for Lot 2. On November 16, 2022, the Area Board of Zoning Appeals granted minimum lot area variances to allow for Lot 1 to be 4.3 acres and Lot 2 to be 4.75 acres. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely until the Health Department deficiency has been resolved and the plat has been revised.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Ron Melser and unanimously carried 5-0, Schmidendorff's Beech Road Minor Subdivision is tabled indefinitely Staff recommends this subdivision be tabled until the Health Department deficiency has been resolved and revise the plat per the conformance memo issued December 22, 2022.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

(Audio position: 0:01:20.0)

Berta's Minor **7323-22 M**

Staff Report:

CARL BROWN-GRIMM: This Minor Primary subdivision is located northwest terminus of Baneberry Court, lot is due north on the cul-de-sac, St. Joseph County. This minor Primary Subdivision will consist of 1 outlot being platted to 1 buildable lot. The total area is 5.89 acres. A check of the Agency's maps indicates wetlands are present on proposed lot 1. This has been shown on the plat. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer recommends approval subject to comments. The County Health Department has issued a deficiency due to not having a sufficient soil sample. Engineering has indicated that the Street Classification of Baneberry Court needs to be shown on the plat, and to correct the note regarding utilities available, as the lots are not served by municipal water and sanitary sewer. The lot will need to obtain a variance for lot width/frontage, as the inability to access Ireland Road disqualifies this road from counting as frontage. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely until the Health Department deficiency has been resolved and a variance for lot width has been granted.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Ron Melser and unanimously carried 5-0, Berta's Minor Subdivision is tabled indefinitely Staff recommends this subdivision be tabled until the Health Department deficiency has been resolved and a variance for lot width has been granted.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

3. REPLATS:

None for consideration at this time.

4. MINUTES:

(Audio position: 0:1:36.7)

Upon a motion by Randy James, being seconded by Ron Melser, and unanimously carried 5-0, the minutes from the February 16, 2023, Plat Committee were approved.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

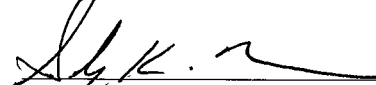
5. ADJOURNMENT:

(Audio position: 0:01:55.7)

Upon a motion by Ron Melser, being seconded by Randy James, and unanimously carried 5-0, the March 02, 2023, Plat Committee was adjourned at 8:33 a.m.


Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

RESPECTFULLY SUBMITTED,



 Sky Medors, P.E.,
 Chairman of the Committee

ATTEST:



 Abby Wiles,
 Secretary of the Committee