

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

**MINUTES**

March 3, 2022  
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.  
Sky Medors, P.E.  
Brett Davis  
Randy James  
Dave Cherrone

**ALSO PRESENT:**

Abby Wiles  
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:

**A. Hickory Heights Estates**

**7142-20-P**

SHAWN KLEIN: This Major Primary subdivision is located on the east side of Hickory Road approximately 660' north of Brick Road, St. Joseph County. This subdivision will consist of 8 building lots. The total area is 14.65 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's office recommends approval, as the applicant has demonstrated that the location of the new street opening complies with St. Joseph County and INDOT site distance standards. The County Health Department recommends Primary Approval, but notes that revisions will need to be completed during the Secondary Approval process. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) from Section 153.154 (H) to allow a 20' opening in the 5' non-access easement for continued access onto Hickory Road for the southern 20' of the ingress/egress easement recorded on the Tokay Major Subdivision First Replat per Instrument Number 0627608. The Staff recommends that this subdivision be withdrawn, per the petitioner's request.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Hickory Heights Estates Subdivision is withdrawn by the petitioner.

## 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 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 indefinitely, to provide time to address the deficiencies communicated by the Health Department.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, Horrall Fir Road Minor Subdivision is tabled indefinitely.

### **B. 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. This subdivision was previously tabled by the Plat Committee on February 10, 2022, and February 17, 2022. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely, to provide time to address the deficiencies communicated by the Health Department and submittal of a revised plat with the corrections communicated by Area Plan Commission staff in a non-conformance memo dated January 11, 2022.

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 indefinitely to provide time to address the deficiencies communicated by the Health Department and submittal of a revised plat with the corrections communicated by Area Plan Commission staff in a non-conformance memo dated January 11, 2022.

### 3. REPLATS:

#### **A. Hepler Mayflower Road Minor First Replat**

**7278-22 R**

SHAWN KLEIN: This Primary Replat is located on the west side of Mayflower Road approximately 1660' north of Brick Road, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 9.95 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, County Engineer, and County Health Department recommend approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 154.153 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 1A, and one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 2A. The Staff has reviewed this Subdivision and finds that if the waivers are granted, 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 Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried, the waiver from Section 154.153 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 1A, and one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 2A were approved.

Upon a motion by Sky Medors, P.E., 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 Hepler Mayflower Road Minor First Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval

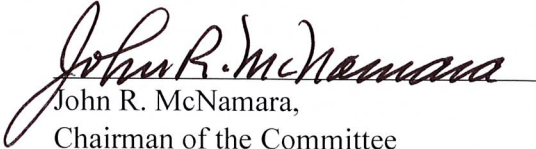
**4. MINUTES:**

Upon a motion by Dave Cherrone, being seconded by Sky Medors, and unanimously carried 5-0, the minutes from the February 17, 2022 Plat Committee were approved.

**5. ADJOURNMENT:**

Upon a motion by Dave Cherrone, being seconded by Randy James and unanimously carried 5-0, the March 03, 2022, Plat Committee meeting adjourned at 8:31 a.m.

RESPECTFULLY SUBMITTED,

  
John R. McNamara,  
Chairman of the Committee

ATTEST:

  
Abby Wiles,  
Secretary of the Committee