

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

MINUTES

March 4, 2021
8:30 a.m.

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

John R. McNamara, P.E., L.S.

ALSO PRESENT:

Abby Wiles
Shawn Klein
Samantha Keultjes

SUBDIVISIONS REQUIRING A PUBLIC HEARING

Sky Medors, P.E. began the meeting.

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

Northbridge Valley Phase 3 Major Subdivision

7206-21-P

SHAWN KLEIN: This Major Primary subdivision is located on the west side of Beech Road approximately 980' north of Edison Road, St. Joseph County. This subdivision will consist of 8 building lots. The total area is 6.15 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. It will be served by municipal water and municipal sewer. The County Surveyor and County Engineer recommend approval. It went through Technical Review on February 4, 2021. The drainage plan associated with this subdivision has been approved and the drainage system has been approved as an Urban Drain. We did receive one inquiry from a property owner in Northbridge Valley Section 1 immediately to the west requesting a copy of the approved drainage plan. Otherwise, staff hasn't heard anything from the public on this one. The Staff has reviewed this Subdivision and finds 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, subject to the following: submission of a plat containing the signature of the Professional Land Surveyor

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 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 Northbridge Valley Phase 3 Major Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submission of a plat with containing the signature of the Professional Land Surveyor

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

Ingle's Oak Road Minor Subdivision

7207-21-M
(Audio Position: 3:08)

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, Ingle's Oak Road Minor Subdivision is tabled to the March 18, 2021 Plat Committee meeting to provide time to make revisions required by Staff in a non-conformance memo dated February 9, 2021, and at the request of the surveyor.

3. REPLATS:

A. Brownstone Estates Major Subdivision, First Replat

7205-21-R
(Audio Position: 3:40)

Sky Medors: The Health Department has completed their review and they are fine with everything.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, 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 Brownstone

Estates Major Subdivision, First Replat therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

- B. Mitschelen Lilac Heights B Major Subdivision, First Replat 7203-21-R
(Audio Position: 4: 20)

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, the waivers from 1) from 153.135 (H) to allow one 30' and one 20' opening across the 5' non-access easement for future access onto Johnson Road for Lot A, were approved.

Upon a motion by Brett Davis, 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 Mitschelen Lilac Heights B Major Subdivision, First Replat therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

- C. Fernwood at Cleveland, Phase Two, First Replat 7204-21-R
(Audio Position: 5:33)

After due consideration, the following action was taken:

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 Fernwood at Cleveland, Phase Two, First Replat therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: a revision of the easement notes requested by the City Engineer's Office: easement B and easement C along the north and east property lines must be labeled as Municipal Sewer Easements.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

- A. Approval of the minutes from the February 18, 2021 Plat Committee meeting.
(Audio Position: 6:38)

Upon a motion by Dave Cherrone, being seconded by Brett Davis and unanimously carried, the minutes from the February 18, 2021 Plat Committee meeting were approved.

6. ADJOURNMENT:

Upon a motion by Brett Davis, being seconded by Dave Cherrone and unanimously carried, the March 4, 2021 Plat Committee meeting adjourned at 8:36 a.m.

RESPECTFULLY SUBMITTED,



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

ATTEST:



Abby Wiles,
Secretary of the Committee