

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

MINUTES

April 6, 2023
8:30 a.m.

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

MEMBERS PRESENT:

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

ALSO PRESENT:

Abby Wiles
Carl Brown-Grimm
Shawn Klein
Mae Kratzer
Shelley Marker

Sky Medors started the meeting at 8:30 a.m.

(Audio position: 0:00:08.4)

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

Giuffrida Bailey Avenue Major

7327-23 P

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 favor of this petition.

Sky Medors: We are okay with the drainage plan to approve subject to, but we need the plat modified to include the basin and an easement to be able to access the basin behind north of the properties.

Rob Nichols, Abonmarche Consultants, 315 Jefferson Blvd, SB, IN: Appreciate working with us through the drainage plan. Your question is valid .I just want to know how you exactly want it done. We can either do the easement dedication when we do the minor subdivision to the lot to the west. Or we can prepare exhibits now and dedicate it now. We don't want to include that lot in the major primary.

Sky Medors: I want to include the basin in the primary. Mainly because I foresee issues if there is just an easement on their property for the basin given the issue, we have had to get this through. I want it part of the primary.

We also need an easement on that property to the north on the north property line to be able to access those basins. Would we do that as part of the major subdivision? Or that might be part of the minor subdivision. We are not including the property to the west, just the basin as part of the subdivision. We can't put an easement on the other property that is not being part of the subdivision.

Shawn Klein: If it is not being included, you'll have to wait for the minor.

Rob Nichols: Can you approve it subject to filing the minor subdivision with the easement showing on it?

Sky Medors: We can't because the basin is not included in the subdivision and that basin needs to be included.

Rob Nichols: I guess this is a planning question, can I include just the basin, or does it have to be the whole lot? If I include the whole lot, it increases the size of that basin significantly.

Shawn Klein: You can add the basin to what you are showing now is Lot 1. There is no issue with that. If that works.

Rob Nichols: Okay.

Shawn Klein: Are you good with that Sky?

Sky Medors: Does that make the basins that can be sold if it's a ...

Rob Nichols: We don't want to make it an outlot.

Shawn Klein: It will always be tied to Lot 1 and not its own separate entity.

Sky Medors: That is fine.

Shawn Klein: Submit a revised plat with that included in the legal description and everything.

Sky Medors: Still a few things to address on the drainage plan. We are to a point to where we can get it done.

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 April 20, 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. .

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

None for consideration at this time.

3. REPLATS:

None for consideration at this time.

4. MINUTES:

(Audio position: 0:04:27.5)

Upon a motion by Randy James, being seconded by Ron Melser, and unanimously carried 5-0, the minutes from the March 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: 0:04:42.9)

Upon a motion by Ron Melser, being seconded by Randy James, and unanimously carried 5-0, the April 6, 2023, Plat Committee was adjourned at 8:35 a.m.

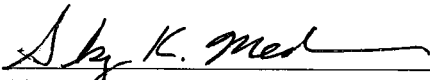
Brett Davis
Robert Kruszynski, Jr
Ron Melser

Aye
Aye
Aye

Randy James
Sky Medors

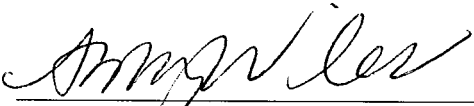
Aye
Aye

RESPECTFULLY SUBMITTED,



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

ATTEST:



Abby Wiles,
Secretary of the Committee