

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

**MINUTES**

April 15, 2021  
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.  
Randy James  
Dave Cherrone  
Brett Davis

**ALSO PRESENT:**

Abby Wiles  
Shawn Klein  
Samantha Keultjes

**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. Liberty Haven Minor – As Tabled

7207-21-M

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 waivers from 1) from 153.135 (H) to allow one 20' opening and one 40' opening across the 5' non-access easement for continued access onto Oak Road for Lot 1 and one 20' opening across the 5' non-access easement for future access onto Oak Road for Outlot A. were approved.

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Liberty Haven Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

B. Zell Minor Subdivision

7211-21-M

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 waivers from 1) from Section 153.135 (H) to allow one 15' opening across the 5' non-access easement for continued access onto US 20 for Lot 1, were approved.

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Zell Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval.

C. West Side Tractor Minor

7212-21-M

Brett Davis: The Health Department is good, noting that Lot 1 as an unbuildable lot.

Sky Medors: What is the access going to be for Lot 2?

Terry Lang: Lot 2 would come off of Pine Rd.

Sky Medors: There's currently nothing mentioned in there about an access onto Pine Rd.

Terry Lang: There's no home or anything on the property yet so that would be determined at another point in time in the future.

Sky Medors: So then you would have to come back to the Plat Committee and request a waiver for Lot 2 because right now there's not request in here for the waiver across that non-access easement on Pine Rd.

Terry Lang: I would prefer that we have one, is that something that can be a subject to right now?

Sky Medors: I would have to look at it because I really didn't look at it in relation to everything else on Pine Rd. because it wasn't requested.

Terry Lang: You have the cemetery all the way across the east side of the road down there. But that would ultimately be something that a permit would have to be pulled through your office for a driveway permit.

Sky Medors: Yeah, but once it gets on here it's a lot harder for us to deny a permit. What's the grade out there like? Is it pretty flat?

Terry Lang: It's flat all the way along there.

Sky Medors: Can we do that subject to or just go ahead and amend the waiver to include an opening?

Shawn Klein: We can amend the waiver, we can't really do a subject to.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the waivers from 1) from 153.135 (H) to allow one 30' opening and one 40' opening across the 5' non-access easement for continued access onto Western Avenue for Lot 1 and one 30' opening across the 5' non-access easement for future access onto Pine Road were approved.

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and West Side Tractor Minor Subdivision therefore

complies with the St. Joseph County Subdivision Control Ordinance and is granted Secondary Approval, subject to the following: submission of a signed plat with a note describing the waivers granted by the Plat Committee.

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

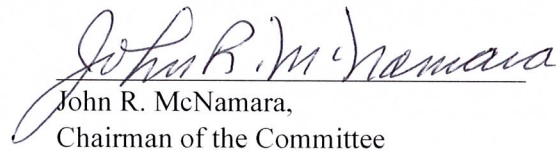
A. Approval of the minutes from the April 1, 2021 Plat Committee meeting

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the minutes from the April 1, 2021 Plat Committee meeting were approved.

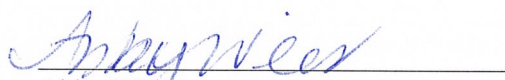
6. ADJOURNMENT:

Upon a motion by Dave Cherrone, being seconded by Randy James and unanimously carried, the April 15, 2021 Plat Committee adjourned at 8:36 a.m.

RESPECTFULLY SUBMITTED,

  
John R. McNamara,  
Chairman of the Committee

ATTEST:

  
Abby Wiles,  
Secretary of the Committee