

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

**MINUTES**

May 18, 2023  
8:30 a.m.

4<sup>th</sup> Floor Council Chambers  
County-City Building, South Bend, IN

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Mark Espich

**ALSO PRESENT:**

Abby Wiles  
Carl Brown-Grimm  
Shawn Klein  
Shelley Marker

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

**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:

(Audio position: 0:00:10.9)

**Stillson's Poppy Road Minor**

**7341-23 M**

**Staff Report:**

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Poppy Road approximately 450' north of Layton Trail, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 5.42 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 the inclusion of a 5' non-access easement along Poppy Road and the street classification for Layton Trail. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: From Section 153.135 (H) to allow one opening across the 5' non-access easement for continued access onto Poppy Road for proposed Lot 2 and two openings across the 5' non-access easement for continued access onto Poppy Road for proposed Lot 1. If the waiver is granted and the Health Department recommends approval, the Staff therefore recommends that this Subdivision be granted Primary Approval, subject to the following: minor revisions to the plat requested by Staff and the County Engineer.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the waivers from From Section 153.135 (H) to allow one opening across the 5' non-access easement for continued access onto Poppy Road for proposed Lot 2 and two openings across the 5' non-access easement for continued access onto Poppy Road for proposed Lot 1 were approved.

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

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Stillson's Poppy Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: minor revisions to the plat requested by Staff and the County Engineer.

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

(Audio position: 0:00:51.6)

**Cooreman's Snowberry Road Second Minor**

**7342-23 M**

**Staff Report:**

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Snowberry Road approximately 2700' north of US 20 , St. Joseph County. This subdivision will consist of 1 building lot. The total area is 4.6 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 Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow one 30' opening across the 5' non-access easement for continued access onto Snowberry Road for Lot 1. The purpose of this subdivision is to create a lot for the construction of substation/switchyard related to a solar energy project. The site will not have well or septic service, and therefore the suitability of the site for such has not been reviewed by the County Health Department. The size of the proposed lot meets the minimum lot size for the purposed use, but not for a number of other permitted uses in the Agricultural District, including single family residential. As such, the resulting lot shall not be buildable for a single family home, as documented in Note 11. 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.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the waivers from 1) From Section 153.135 (H) to allow one 30' opening across the 5' non-access easement for continued access onto Snowberry Road for Lot 1 were approved.

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

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Cooreman's Snowberry Road Second Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

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

(Audio position: 0:01:17.2)

**A.K. DeMeyer Minor**

**7340-23 M**

**Staff Report:**

CARL BROWN-GRIMM: This Minor Primary subdivision is located approximately 100 feet south of the southern terminus of Quince Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 7.33 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 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 one 25' opening across the 5' non-access easement to allow for Lot 2 continued access to Ford Street. On May 10, 2023, the Area Board of Zoning Appeals granted a variance from the minimum lot width of 100' to 35' for proposed lot 1. If the Health Department recommends approval, the Staff recommends that this Subdivision be granted Primary Approval.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the waivers from 1) From Section 153.135 (H) to allow one 25' opening across the 5' non-access easement to allow for Lot 2 continued access to Ford Street were approved.

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

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and A.K. DeMeyer Minor Subdivision

therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

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

**3. REPLATS:**

None for consideration at this time.

**4. MINUTES:**

(Audio position: 0:01:45.9)

Upon a motion by Ron Melser, being seconded by Randy James and carried 4-0, the minutes from the May 04, 2023, Plat Committee were approved.

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

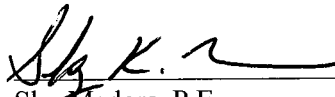
**5. ADJOURNMENT:**

(Audio position: 0:02:06.1)

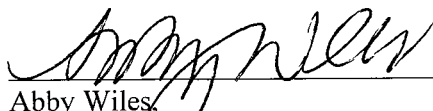
Upon a motion by Randy James, being seconded by Ron Melser and carried 4-0, May 18, 2023, Plat Committee was adjourned at 8:32 a.m.

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

RESPECTFULLY SUBMITTED,

  
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Sky Medors, P.E.  
Chairman of the Committee

ATTEST:

  
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Abby Wiles,  
Secretary of the Committee