

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

**MINUTES**

June 17, 2021  
8:30 a.m.

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

MEMBERS PRESENT:  
John R. McNamara, P.E., L.S.  
Sky Medors, P.E.  
Randy James  
Dave Cherrone by Zoom  
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. Needler Tyler Road Minor 7220-21-M

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and  
unanimously carried, Needler Tyler Road Minor Subdivision is tabled to the July 1,  
2021 Plat Committee meeting to provide time to resolve septic issues.

B. Peach Road Fire Station Minor 7224-21-M

After due consideration, the following action was taken:

Upon a motion by Dave Cherrone, being seconded by Sky Medors, P.E. and  
unanimously carried, Peach Road Fire Station Minor Subdivision is tabled to the July  
1, 2021 Plat Committee meeting provide time to bring the remaining balance of the  
property into the subdivision as a lot and address the County Engineer's concerns.

C. Proud Inwood Road Minor 7225-21-M

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and carried, Proud Inwood Road Minor Subdivision is tabled to the July 15, 2021 Plat Committee meeting. The lot area variance must be granted by the Area Board of Zoning Appeals before primary approval may be granted.

D. Princess Way Industrial Park Minor 7228-21-M

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Princess Way Industrial Park Minor Subdivision is tabled to the July 1, 2021 Plat Committee meeting to provide time to review revisions submitted after the non-conformance deadline to ensure compliance with the conditions placed upon the lot width variance.

### 3. REPLATS:

A. Langhofer's Western Avenue Minor Subdivision 1st Replat 7226-21-R

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 two 25' openings across the 5' non-access easement for continued access onto Western Avenue for Lot 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 Langhofer's Western Avenue Minor Subdivision 1st Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submittal of a signed and notarized plat

B. Liberty Haven Minor Subdivision 1st Replat 7227-21-R

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 A and one 20' opening across the 5' non-access easement for future access onto Oak Road for Outlot B. On January 13, 2021, the Area Board of Zoning Appeals granted a lot area variance from the minimum required 20 acres to 5 acres, 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 Liberty Haven Minor Subdivision 1st Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submittal of a sign and notarized plat.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

A. Approval of the minutes from the June 3, 2021 Plat Committee meeting

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried, the minutes from the June 3, 2021 Plat Committee meeting were approved.

6. OTHER BUSINESS:

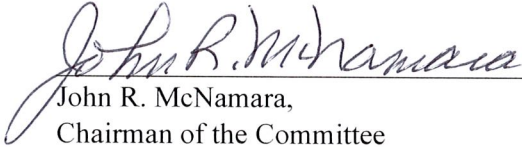
A. Approval of the revised by-laws

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried, the revised by-laws were approved.

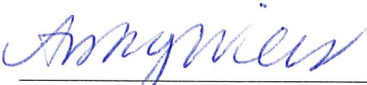
7. ADJOURNMENT:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, the June 17, 2021 Plat Committee meeting adjourned at 8:32 a.m.

RESPECTFULLY SUBMITTED,

  
John R. McNamara,  
Chairman of the Committee

ATTEST:

  
Abby Wiles,  
Secretary of the Committee