

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

**MINUTES**

July 1, 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  
Brett Davis  
Dave Cherrone by Zoom

ALSO PRESENT:

Abby Wiles  
Shawn Klein  
Ryan D. Fellows by Zoom  
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  
indefinitely 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 Sky Medors, P.E., being seconded by Brett Davis and  
unanimously carried, Peach Road Fire Station Minor Subdivision is tabled to  
the July 15, 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. Princess Way Industrial Park Minor

7228-21-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, the waivers from 1) from 153.135 (H) to allow one 20' opening across the 5' non-access easement for shared access onto Heather Park Drive for Lot 9AA and Lot 9BB were approved.

Sky Medors: Does this include the relocation of the access?

Shawn Klein: Yes, it does.

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Princess Way Industrial Park Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: recording of written commitments associated with the lot width variance granted on June 9, 2021, and submittal of a health officer's report application and fee.

D. Glon's 2nd Crumstown Highway Minor

7230-21-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, the waivers from 1) from Section 153.135 (H) to allow one 30' opening across the 5' non-access easement for continued access onto Pecan Road for Outlot A, and one 30' opening across the 5' non-access easement for continued access onto Crumstown Highway for Outlot B 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 Glon's 2nd Crumstown Highway Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

E. Horein's Pierce Road Minor 7233-21-M

Sky Medors: I had it subject to, did they address those comments at all?

Shawn Klein: They didn't really have time to add the additional right of way or anything. If you're comfortable doing it subject to, it's really up to you.

Sky Medors: I'm ok doing it subject to as long as they do that right of way at 60' and I don't think they have waivers on there either.

Shawn Klein: Right.

Sky Medors: So maybe we do table it. Or I guess I'm ok if they do it subject to, but they didn't have the non-access easement on there.

Shawn Klein: They did add the non-access easement because I told them to do that.

Sky Medors: So, the only thing outstanding is then the right of way width. So, I don't have a problem approving this subject to the right of way width being shown as a 60' half instead of a 40' if they're ok with that.

Mike Huber of Abonmarche, 315 W. Jefferson Blvd., South Bend: I tried to confirm that before the meeting this morning with the client just to make sure because I just saw those comments yesterday. I don't think they'll have an issue with that. But we'd appreciate a subject to for sure.

\*DAVE CHERRONE JOINED THE MEETING BY ZOOM (Audio Position: 3:15)\*

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried 5-0, the waivers from 1) from Section 153.135 (H) to allow one 40' opening across the 5' non-access easement for continued access onto Pierce Road for Lot 1 and one 40' opening across the 5' non-access easement for future access onto Pierce Road for Outlot A were approved.

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Horein's Pierce Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to providing 60' of right of way dedication.

3. REPLATS:

- A. Fernwood at Cleveland Phase Three, Third Replat 7229-21-R

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Fernwood at Cleveland Phase Three, Third Replat (Lots U & V) Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

- B. Bridgeview Replat 7231-21-R

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, Bridgeview Replat Subdivision is tabled to the July 15, 2021 Plat Committee meeting to provide time for the plat to be resubmitted as a minor subdivision.

- C. Paxson Park Second Replat 7232-21-R

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, the waivers from 1) from Section 153.135 (H) to allow one 32' opening across the 5' non-access easement for continued access onto State Road 933 for Lot 8A and Lot 7A were approved.

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Paxson Park Second Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

A. Approval of the minutes from the June 17, 2021 Plat Committee meeting

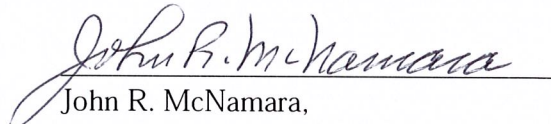
Upon a motion by Dave Cherrone, being seconded by Sky Medors, P.E. and unanimously carried 5-0, the minutes from the June 17, 2021 Plat Committee were approved.

Brett Davis: I would just like to put on the record that after reviewing the Ordinance and how things have been done in the past inconsistently, the Health Department will be charging a separate second Health Officer Report application fee for major secondary approvals. That had previously been occurring rather inconsistently depending on whether or not it was filed all at once or in phases and with the volume of majors that are coming through at this point, we just want to be consistent and we will be charging for the second Health Officer's Report.


6. ADJOURNMENT:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, the July 1, 2021 Plat Committee adjourned at 8:39 a.m.

RESPECTFULLY SUBMITTED,

  
John R. McNamara,  
Chairman of the Committee

ATTEST:

  
Abby Wiles,  
Secretary of the Committee