

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

MINUTES

August 18, 2022
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Hana Parkhill
Brett Davis
Randy James
Ron Mesler

ABSENT:

ALSO PRESENT:

Abby Wiles
Kylie Abrams
Carl Brown-Grimm
Morgan Ealy

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: 0:00:02.5)

Lehman Farms Minor

7296-22-M

ABBY WILES: This Minor Primary subdivision is located on the east side of Beech Road approximately 300' north of Shively Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 1.56 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 street classifications for Beech Road on the plat. The County Health Department issued a deficiency, as they have not received information related to septic and soil boring locations. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow three 15' openings and one 25' opening across the 5' non-access easement for continued access onto Beech Road for Lot 1. A variance petition to allow a lot area of 2 acres and a front setback of 0' is pending before the Area Board of Zoning Appeals. The petition will go before the ABZA on August 10, 2022. The Staff has reviewed this Subdivision and recommends that it be tabled to the August 18, 2022 meeting of the Plat Committee to provide time for the Health Department deficiency to be addressed and for street classifications to be added to the plat.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 5-0, Lehman Farms Minor Subdivision is tabled because of the Health Department deficiencies have not been corrected to the September 01, 2022, Plat Committee meeting.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

(Audio position: 0:00:23.6)

Ernest McKinley Minor

7299-22 M

KYLIE ABRAMS: This Minor Primary subdivision is located east of the intersection of Day Road and Currant Road. This minor subdivision will consist of 5 building lots. The total area after right-of-way dedication is 9.97 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present on Lots 1, 2, 3, 4 or 5. 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 applicant requests the following waivers: 1) From Section 153. 135(H) To allow four 20 foot wide openings for lots #1 through #4 across the 5 foot non access easement for continued access onto Day Road. If the waivers are granted and the Health Department recommends approval, staff recommends the subdivision be tabled per the applicant's request to redesign the subdivision.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 5-0, Ernest McKinley Minor Subdivision is tabled to the September 01, 2022, Plat Committee meeting, per the applicant's request.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

(Audio position: 0:00:40.1)

MacDonald and Harbaugh Minor

7301-22 M

KYLIE ABRAMS: This Minor Primary subdivision is located at the southwest corner of the intersection of Quinn Road and Tamarack Road in Liberty Township, St. Joseph County. This minor subdivision will consist of 2 building lots. The total area after right-of-way dedication is 11.22 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present on Lots 1 or 2. 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 applicant requests the following waivers: 1) From Section 153.

135(H) To allow for the following: Lot 1: One 45' opening across the 5' non-access easement for continued access onto Quinn Road and Lot 2: Two 25' openings across the 5' non-access easement for continued access onto Tamarack Road. The applicant has not submitted an updated plat to correct non-conformance issues. Staff recommends that the subdivision be tabled to provide the applicant more time to correct ongoing conformance issues.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Hana Parkhill and unanimously carried 5-0, MacDonald and Harbaugh Minor Subdivision is tabled to the September 01, 2022, Plat Committee meeting. The applicant has not submitted an updated plat to correct non conformance issues.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

3. REPLATS:

(Audio position: 0:00:54.8)

Woodford Trails at Knollwood, Section One - First Replat

7291-22 R

ABBY WILES: This Minor Primary Replat is located west of Clover Road approximately 1300' north of Adams Road in Harris Township, St. Joseph County. This replat will consist of 7 lots being replatted to 5 lots. The total area for this replat is 5.25 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, County Engineer, and County Health Department recommend approval.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Hana Parkhill 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 Woodford Trails at Knollwood, Section One - First Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

5. MINUTES:

(Audio position: 0:01:1.8)

Upon a motion by Randy James, being seconded by Ron Melser, and unanimously carried 5-0, the minutes from the August 04, 2022 Plat Committee were approved.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

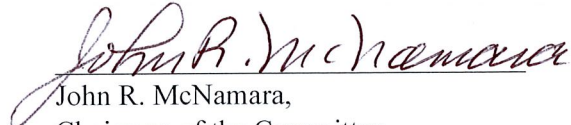
6. ADJOURNMENT:

(Audio position: 0:0:1:23.3)


Upon a motion by Randy James and Hana Parkhill unanimously carried 5-0, the August 18, 2022, Plat Committee meeting adjourned at 8:31 a.m.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee