

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

MINUTES

September 1, 2022
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Sky Medors, P.E.
Brett Davis
Randy James

MEMBERS ABSENT:

Ron Melser

ALSO PRESENT:

Abby Wiles
Kylie Abrams
Carl Brown-Grimm
Shawn Klein
Shelley Marker

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: 0:00:13.1)

Lehman Farms Minor

7296-22-M

SHAWN KLEIN: 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 4-0, Lehman Farms Minor Subdivision is tabled to the September 15, 2022, Plat Committee meeting.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

(Audio position: 0:00:26.2)

Ernest McKinley Minor

7299-22 M

SHAWN KLEIN: 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' openings for Lots 1, 2, 4, and 5 across the 5' non-access easement for future access onto Day Road and one 20' opening for continued access onto Day Road for Lot 3. The Staff has reviewed this Subdivision and recommends that it be tabled to the September 15, 2022 meeting of the Plat Committee to provide time for review and potential corrections to be made to a recently revised plat.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried 4-0, Ernest McKinley Minor Subdivision is tabled to the September 15, 2022, Plat Committee meeting to provide time for review and potential corrections to be made to a recently revised plat.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

(Audio position: 0:00:35.3)

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. If the waivers are granted and the Health Department recommends approval, staff recommends the subdivision be granted primary approval, subject to the following: submittal of signed plat with the revisions request in the nonconformance memo dated July 25, 2022.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried 4-0, the waiver 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 were approved.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

Upon a motion by Brett Davis, being seconded by Randy James 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 MacDonald and Harbaugh Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submittal of sign plat with the revisions request in the nonconformance memo dated July 25, 2022 and review of the Health Officer's report submittal.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

(Audio position: 0:01:00.8)

SHAWN KLEIN: This Minor Primary subdivision is located at the southeast corner of Dogwood Road and Riley Road , St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 74 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 waivers: 1) From Section 153.135 (H) to allow one 30' opening across the 5' non-access easement for continued access onto Riley Road for Lot 1 and one 35' opening across the 5' non-access easement for continued access onto Riley Road for Outlot A, 2) From Filing Requirement (C)(9) to only show contour information for Lot 1, and 3) From Filing Requirement (C)(6) to only show soil information on Lot 1. On August 10, 2022, the Area Board of Zoning Appeals granted a variance from the minimum required lot area of 20 acres to 2.19 acres for Lot 1. If the waivers are granted and the Health Department recommends approval, staff recommends that this subdivision be granted primary approval.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. 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 Riley Road for Lot 1 and one 35' opening across the 5' non-access easement for continued access onto Riley Road for Outlot A, 2) From Filing Requirement (C)(9) to only show contour information for Lot 1, and 3) From Filing Requirement (C)(6) to only show soil information on Lot 1 were approved.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

Upon a motion by Brett Davis, being seconded by Randy James and carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Laidig's Riley Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to an easement on the Outlot for the perimeter drain on Lot 1.

John McNamara	Aye	Brett Davis	Aye
Randy James			
Aye	Sky Medors	Aye	

3. REPLATS:

None for consideration at this time.

4. MINUTES:

None at this time.

5. ADJOURNMENT:

Upon a motion by Randy James and Sky Medors unanimously carried 4-0, the September 01, 2022, Plat Committee meeting adjourned at 8:31 a.m.

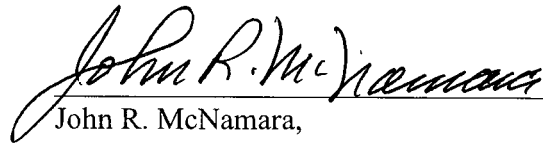
John McNamara
Randy James

Aye
Aye


Brett Davis
Sky Medors

Aye
Aye

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee