

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

MINUTES

September 15, 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.
Mark Espich
Randy James
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: 0:00:9.7)

Musial Minor

7290-22 M

SHAWN KLEIN: This Minor Primary subdivision is located at the western terminus of Roger Street, approximately 165' west of Boles Street, Town of Osceola. This subdivision will consist of 1 building lot and 1 outlot. The total area is 0.72 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present on Lot 1 or Outlot A. The rights-of-way are correct as shown. The County Surveyor and Town Engineer recommend approval. The County Health Department continues to review this subdivision. On March 9, 2022, the Area Board of Zoning Appeals granted a variance from Section 4.01 (K) to allow a lot width of 25' where 100' is required for Lot 1. This subdivision was tabled on June 16, 2022, per the surveyor's request. In the meantime, the existing septic has been located and inspected. If 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 5-0, Musial Minor Subdivision is tabled to the October 6, 2022 Plat Committee meeting .

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

(Audio position: 0:00:45.6)

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 Sky Medors, P.E., and unanimously carried 5-0, Lehman Farms Minor Subdivision is tabled to the October 6, 2022 Plat Committee meeting .

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

(Audio position: 0:00:59.3)

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 recommends approval. The County Engineer recommends approval subject to a corrected waiver note. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, request the following waiver: 1) From Section 153.135 (H) to allow four 20' wide openings for Lots 1,2,4, and 5 across the 5' non-access easement for future access onto Day Road as shown on the plat, and one 20' opening for continued access onto Day Road for Lot 3. If the waivers are granted and the Health Department recommends approval, staff recommends approval subject to submittal of a signed plat with a revised waiver note consistent with the drive openings shown.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 5-0, the waivers from The applicant requests the following waivers: 1) From Section 153.135 (H) to allow four 20' wide openings for Lots 1,2,4, and 5 across the 5' non-access easement for future access onto Day Road as shown on the plat, and one 20' opening for continued access onto Day Road for Lot 3.

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

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 Ernest McKinley Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submittal of signed plat with a revised waiver note consistent with the drive openings shown.

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

3. REPLATS:

Hepler Mayflower Road Second Replat

7303-22 R

SHAWN KLEIN: This Primary Replat is located on the west side of Mayflower Road approximately 1660' north of Brick Road, St. Joseph County. This replat will consist of lots being replatted to 2 lots. The total area for this replat is 9.95 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, request the following waiver: 1) From Section 153.135 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 1AA and one 20' opening for continued access onto Mayflower Road for Lot 2AA. The purpose this replat is to add an additional 16' to Lot 1AA. If the waiver is 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 Ron Melser and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 1AA and one 20' opening for continued access onto Mayflower Road for Lot 2AA were approved.

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

Upon a motion by Sky Medors, P.E., being seconded by Ron Melser 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 Hepler Mayflower Road Second 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	Sky Medors	Aye
Ron Melser	Aye		

4. MINUTES:

(Audio position: 0:01:47.0)

Upon a motion by Randy James, being seconded by Sky Medors, and unanimously carried 5-0, the minutes from the August 18, 2022 Plat Committee were approved.

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

(Audio position: 0:01:56.2)

Upon a motion by Randy James, being seconded by Sky Medors, and unanimously carried 5-0, the minutes from the September 01, 2022 Plat Committee were approved.

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

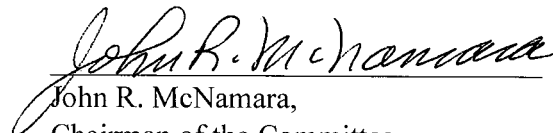
6. ADJOURNMENT:

(Audio position: 0:02:06.5)


Upon a motion by Brett Davis, being seconded by Randy James, and unanimously carried 5-0, to adjourn the September 15, 2022 Plat Committee meeting at 8:32 a.m.

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

RESPECTFULLY SUBMITTED,


 John R. McNamara,
 Chairman of the Committee

ATTEST:


 Abby Wiles,
 Secretary of the Committee