

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

MINUTES

September 21, 2023
8:30 a.m.

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

MEMBERS PRESENT:

Sky Medors, P.E.
Brett Davis
Randy James
Robert L. Kruszynski, Jr.
Ron Melser

ALSO PRESENT:

Abby Wiles
Carl Brown-Grimm
Shawn Klein
Shelley Marker
Faryal Sharif

Sky Medors called the meeting to order at 8:30 a.m.

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: 0:00:10.7)

Lothary and Martens Minor

7366-23 M

Staff Report:

SHAWN KLEIN: This Minor Primary subdivision is located at the southeast corner of Redwood Road and Brush Trail, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 27.82 acres. Per the National Wetlands Inventory, a wetland is present on proposed Lot 1. This wetland has been shown on the Plat. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer and County Health Department continue to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, currently requests the following waiver: From Section 153.135 (H) to allow for one 60' opening across the 5' non-access easement for continued access onto Brush Trail for Lot 1, one 100.31' opening for continued

access onto Lot 2, and one 20' opening for continued access onto Lot 3. If the waiver is granted and the County Health Department and County Engineer recommend approval, Staff therefore recommends that this Subdivision be granted Primary Approval.

Sky Medors: This is subject to Health Department and Engineer's continued to review.

Brett Davis: All okay.

Sky Medors: Engineering Department is willing to approve this subject to the openings only being the typical opening width of 40' instead of the 60' in the 100.31'. Who was the surveyor on this?

Brett Davis: Dale Kesler.

Sky Medors: Dale, did you have any comments on this?

Dale Kesler, Kesler Land Surveying, LLC: We can make it work.

Sky Medors: Is there a motion to accept the waivers subject to revising the openings to the standard widths of 40'.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 5-0, the waivers from Section 153.135 (H) to allow for one 40' opening across the 5' non-access easement for continued access onto Brush Trail for Lot 1, one 40' opening for continued access onto Lot 2, and one 40' opening for continued access onto Lot 3 were approved.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

Upon a motion by Randy James, 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 Lothary and Martens Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

3. REPLATS:

None for consideration at this time.

4. PLAT VACATION: (Audio position: 0:01:46.8)

Vacation of Kimble’s Myrtle Road Minor Subdivision 6889-16 M

Sky Medors: Would you like to explain.

Shawn Klein: We have always had this procedure in the ordinance and in state law. In this case they created the second buildable lot for the daughter, but those plans fell through. No reason why it should not be vacated, they don’t need the second buildable lot, potential for a single-family dwelling might be limited. Staff supports the vacation.

Upon a motion by Randy James and seconded by Brett Davis and unanimously carried 5-0, the Vacation of Kimble’s Myrtle Road Minor Subdivision was approved.

Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

5. MINUTES: (Audio position: 0:02:36.2)

Upon a motion by Randy James and seconded by Ron Melser and unanimously carried 5-0, the meeting minutes were approved for the Plat Committee meeting of September 07, 2023.

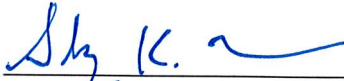
Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

6. ADJOURNMENT: (Audio position: 0:02:46.4)

Upon a motion by Randy James and seconded by Ron Melser and unanimously carried 5-0, the adjournment of the Plat Committee meeting at 8:32 a.m.

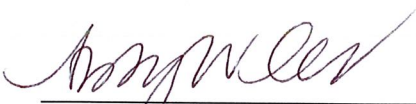
Brett Davis	Aye	Randy James	Aye
Robert Kruszynski, Jr.	Aye	Sky Medors	Aye
Ron Melser	Aye		

RESPECTFULLY SUBMITTED,



Sky Medors, P.E.,
Chairman of the Committee

ATTEST:



Abby Wiles,
Secretary of the Committee