

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

MINUTES

October 6, 2022
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Brett Davis
Ron Melser
Hana Parkhill
Zach Lute

MEMBERS ABSENT:

Sky Medors, P.E.
Randy James

ALSO PRESENT:

Shawn Klein
Carl Brown-Grimm
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: 0:00:08.8)

A. **Needler Tyler Road Minor**

7220-21-M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Tyler Road approximately 300' east of Kenilworth Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 5 acres. National Wetland Inventory maps indicate that wetlands are present on Lot 1. A note has been placed on the plat regarding restrictions on development and construction within the areas as delineated on this plat. Property owners should contact the Army Corps of Engineers, Detroit Branch and the Indiana Department of Environmental Management for any restrictions that apply to this portion of the property. Based on the Indiana Department of Natural Resources Best Available Floodplains Data, a portion of Lot 1 is within the DNR Approximate Fringe. 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 two 25' openings across the 5' non-access easement for continued access onto Tyler Road for Lot 1. On April 14, 2021, the Area Board of Zoning Appeals granted the following variance: 1) from the minimum lot area of 20 acres to 5 acres for Lot 1. The Staff has reviewed this Subdivision and 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 Zach Lute and unanimously carried 5-0, the waivers from 1) from Section 153.135 (H) to allow two 25' openings across the 5' non-access easement for continued access onto Tyler Road for Lot 1 were approved.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

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 Needler Tyler Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

(Audio position: 0:00:45.2)

B. 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 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 Musial Minor Subdivision therefore complies with the Town of Osceola Subdivision Control Ordinance and is granted Primary Approval, subject to the following: locating the field system and insuring it remains on lot.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

(Audio position: 0:01:02.0)

C. 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 continues to review this subdivision. 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. On August 10, 2022, the Area Board of Zoning Appeals granted the following variances: 1) from the minimum lot area of 20 acres to allow a 2 acre lot, and 2) from the minimum front setback of 35' to 0' for the exiting house. 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 three 15' openings and one 25' opening across the 5' non-access easement for continued access onto Beech Road for Lot 1 were approved.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

Upon a motion by Brett Davis, 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 Lehman Farms Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

(Audio position: 0:01:20.4)

D. Rodriguez's Pine Road Minor

7304-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located south of the intersection of Pine Road and Ardmore Trail, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 24.2 acres. A check of the Agency's maps indicates that there is a wetland present on Proposed Lot 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 Professional Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Pine Road for Lot 1 and 25' opening across the 5' non-access easement for future access onto Pine Road for lot 2. 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 Hana Parkhill and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Pine Road for Lot 1 and 25' opening across the 5' non-access easement for future access onto Pine Road for Lot 2 were approved.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

Upon a motion by Brett Davis, 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 Rodriguez's Pine Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

3. **REPLATS:**

(Audio position: 0:01:45.6)

A. Cruz's Walnut Street Minor

7305-22 R

SHAWN KLEIN: This Primary Replat is located on the south side of Walnut Street, immediately east of Interurban Street, Town of Osceola. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 2.85 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 Town Engineer recommend approval. The County Health Department continues to review this subdivision. On September 14, 2022, the Area Board of Zoning Appeals granted a variance from the minimum lot width of 100' to 32' for Lot 2A. 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 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 Cruz's Walnut Street Minor Subdivision therefore complies with the Town of Osceola Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

4. MINUTES:

(Audio position: 0:02:09.7)

Upon a motion by Ron Melser, being seconded by Brett Davis, and unanimously carried 5-0, the minutes from the September 15, 2022 Plat Committee were approved.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

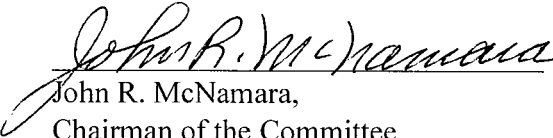
5. ADJOURNMENT:

(Audio position: 0:02:19.3)

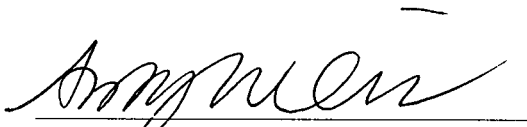
Upon a motion by Ron Melser, being seconded by Zach Lute, and unanimously carried 5-0, to adjourn the October 06, 2022 Plat Committee meeting at 8:32 a.m.

John McNamara	Aye	Brett Davis	Aye
Zach Lute	Aye	Hana Parkhill	Aye
Ron Melser	Aye		

RESPECTFULLY SUBMITTED,


 John R. McNamara,
 Chairman of the Committee

ATTEST:


 Abby Wiles,
 Secretary of the Committee