

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

**MINUTES**

October 20, 2022  
8:30 a.m.

4<sup>th</sup> Floor Council Chambers  
County-City Building, South Bend, IN

**MEMBERS PRESENT:**

John R. McNamara, P.E., L.S.  
Sky Medors, P.E.  
Brett Davis  
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: 0:00:07.3)

**TMT Automotive Granger**

**7306-22 M**

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of State Road 23 approximately 300' east of Princess Way, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 1.35 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 adding a street classification for Herbert Street to the plat. 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 3 openings in the 5' non-access easement for continued access onto State Road 23 for Lot 1. The purpose of this subdivision is to combine three parcels under common ownership into one lot. The Staff has reviewed this

Subdivision and finds it complies with the requirements for Primary Approval as specified by the St. Joseph County Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Primary Approval, subject to the following: revision of the street classification for Adams Road/SR 23, addition of the street classification for Herbert Street, addition of 5' non-access easement along State Road 23 and a note stating that access waivers were granted, and submittal of a Health Officer's Report application and fees.

Shawn Klein: The petitioner is requesting waivers for the existing openings.

Sky Medors: They were also putting a new opening in, right?

Hana Parkhill: I just spoke with them and that is existing and they are not modifying it. The one that is shown on the plan.

Brett Davis: You have no issues with the waivers?

Sky Medors: No issues.

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 1) From Section 153.135 (H) to allow 3 openings in the 5' non-access easement for continued access onto State Road 23 for Lot 1. were approved.

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. 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 TMT Automotive Granger Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Revision of the street classification for Adams Road/SR 23, addition of the street classification for Herbert Street, addition of 5' non-access easement along State Road 23, a note stating that access waivers were granted, and submittal of a Health Officer's Report application and fees.

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

(Audio position: 0:01:37.1)

**Verhostra Hickory Road Minor**

**7307-22 M**

KYLIE ABRAMS: This Minor Secondary subdivision is located East of Hickory Road approximately 1320 feet south of the intersection of Hickory Road and Adams Road in Clay Township, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 3.20 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 20' opening through the 5' non-access easement off of Hickory Road needs to be in the northern part of the lot, north of Charles Verhostra Minor, Lot 1. The Professional Surveyor, on behalf of the applicant, request the following waiver: From Section 153.135(H) to allow for one 20' opening across the 5' non access easement. The Staff has reviewed this Subdivision and finds it complies with the requirements for approval as specified by the Subdivision Control Ordinance. Therefore, if the requested waivers are granted and the Health Department recommends approval, Staff recommends that this Subdivision be granted 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, Verhostra Hickory Road Minor Subdivision is tabled to the November 3, 2022 Plat Committee meeting to provide time for the Health Department Deficiency issued on October 19, 2022, to be addressed.

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

(Audio position: 0:01:49.0)

**Weaver and Keough Minor**

**7309-22 M**

CARL BROWN-GRIMM: This Minor Primary subdivision is located North Side of Roosevelt Road, approximately 1188' west of Dogwood Road, St. Joseph County. This subdivision will consist of 2 building lots and 1 outlot. Lot sizes will range from 1.06 to 38.76. The total area is 40.96 acres. A check of the Agency's maps indicates that there is a wetland present on Outlot A. 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, request the following waiver: 1) From Section 153.153 (H) to allow for one 25' opening across the 5' non-access easement for each of lot 1 and lot 2. These openings

shall allow for continued access onto Roosevelt Road for each of lot 1 and lot 2.  
 2) From filing requirement (C)(9) to only show contour information on lot 1 and lot 2.  
 3) From filing requirement (C)(6) to only show soil boundaries, identification codes, names, slope and erosion factors on lot 1 and lot 2. The Staff has reviewed this Subdivision and recommends that it be tabled.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, Weaver and Keough Minor Subdivision is tabled to the November 3, 2022 , Plat Committee meeting to provide time for the Health Department deficiency issued on October 19, 2022, to be addressed.

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

**3. REPLATS:**

None for consideration at this time.

**4. MINUTES:**

(Audio position: 0:01:57.4)

Upon a motion by Ron Melser, being seconded by Sky Medors, and unanimously carried 5-0, the minutes from the October 06, 2022 Plat Committee were approved.

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

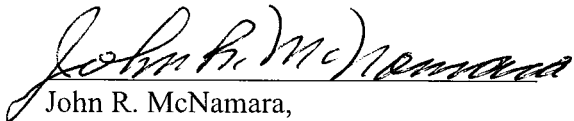
(Audio position: 0:02:08.2)

**5. ADJOURNMENT:**

Upon a motion by Randy James, being seconded by Sky Medors, and unanimously carried 5-0, to adjourn the October 20, 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