

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

MINUTES

March 16, 2023
8:30 a.m.

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

MEMBERS PRESENT:

Robert L. Kruszynski, Jr.
Sky Medors, P.E.
Mark Espich
Randy James
Ron Melser

ALSO PRESENT:

Abby Wiles
Carl Brown-Grimm
Shawn Klein
Mae Kratzer
Shelley Marker

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

Giuffrida Bailey Avenue Major

7327-23 P

Staff Report:

CARL BROWN-GRIMM: This Major Primary subdivision is located on the north side of Bailey Avenue, between Burdette Street and Willis Avenue, St. Joseph County. This subdivision will consist of 6 building lots. The total area is 1.11 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 Health Department recommend approval. The County Engineer requires a complete drainage plan to evaluate access and properly assess proposed easements. The City of South Bend Engineering requires the execution and completion of a utility agreement to provide sewer and water service to the lots. The Staff has reviewed this Subdivision and recommends that it be tabled.

(Audio position: 0:00:05.5)

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried, Giuffrida Bailey Avenue Major Subdivision is tabled to the April 6, 2023 Plat Committee meeting. Staff recommends this subdivision be tabled to address County Engineering's concerns, and to address the City of South Bend Engineering's concerns.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

Sky Medors: This has been tabled until April 06, 2023, and if things are not correct, we will table it indefinitely or deny it?

Abby Wiles: I have spoken with the petitioner and we will encourage them to withdraw and refile with a drainage plan that gets closer to being approved.

Sky Medors: We have something to review but we didn't receive it until the other day.

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS – SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

E.M.M. Hancock Day Road Minor

7333-23 M

Staff Report:

MAE KRATZER: This Minor Primary subdivision is located on the north side of Day Road, approximately 800 feet west of Bittersweet Road, St. Joseph County. This subdivision will consist of 8 building lots. The total area is 48.29 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, County Engineer, and County Health Department recommend approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) to allow one (1) 20' wide opening for lots 1, 2, 4, and 6 across the 5' non-access easement for existing driveway access onto Day Road. 2) to allow one (1) 20' wide opening for lots 3 and 5 across the 5' non-access easement for proposed driveway access onto Day Road. The Staff has reviewed this Subdivision and finds that if the waivers are granted and if the encroachment is granted it complies with the requirements for Primary Approval as specified by the St. Joseph County Subdivision Control Ordinance. The Staff therefore recommends approval, pending approval from the Health Department, for this Subdivision.

(Audio position: 0:01:16.4)

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 1) to allow one (1) 20' wide opening for lots 1, 2, 4, and 6 across the 5' non-access easement for existing driveway access onto Day Road. 2) to allow one (1) 20' wide opening for lots 3 and 5 across the 5' non-access easement for proposed driveway access onto Day Road were approved.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

Upon a motion by Ron Melser, 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 E.M.M. Hancock Day Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

Morada Farms Minor **7334-23 M**
Staff Report:

CARL BROWN-GRIMM: This Minor Primary subdivision is located South side of Early Road, approximately 5,310 feet east of Sage Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. Lot sizes will range from 8.80 to 9.50. The total area is 18.3 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, County Engineer, and County Health Department recommend approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: From Section 153.135 (H) to allow for one (1) 20-foot wide opening for lot #1 across the 5-foot non-access easement for continued access onto Early Road. 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: Correction of the date the requested waiver is granted, and the addition of the variance granted by the Board of Zoning Appeals as noted in the non-conformance memo. Additionally, records show a portion of the FEMA floodplain exists on both Lot 1 and Outlot A and will need to be shown.

(Audio position: 0:02:00.8)

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 (1) 20-foot wide opening for lot #1 across the 5-foot non-access easement for continued access onto early road were approved.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	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 Morada Farms Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Correction of the date the requested waiver is granted, and the addition of the variance granted by the Board of Zoning Appeals as noted in the non-conformance memo. Additionally, records show a portion of the FEMA floodplain exists on both Lot 1 and Outlot A and will need to be shown.

Carbiener's 3rd Ironwood Road Minor **7335-23 M**
Staff Report:

CARL BROWN-GRIMM: This Minor Primary subdivision is located approximately 1,300 feet west of the terminus of Layton Road at Ironwood Road, St. Joseph County. 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 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.

(Audio position: 0:02:39.9)

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 Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Carbiener's 3rd Ironwood Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

**Feitz Lake Trail Minor
Staff Report:**

7336-23 M

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Linden Road south of Lake Trail, Town of Lakeville. This subdivision will consist of 5 building lots and 3 outlots. The total area is 25.33 acres. Per the National Wetlands Inventory, wetlands are present on Lots 1-5 and Outlots A-C of the proposed subdivision. Areas containing wetlands have been shown on the Plat. The rights-of-way are correct as shown. The County Surveyor recommends approval. The Town Engineer recommends approval, stating that the Town does not intend to complete any infrastructure improvements associated with this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Title 7, Article 4, Chapter 3, Section 1(i) to only show the 20' front yard setback instead of all dimensioned building setback lines.

(Audio position: 0:03:15.4)

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 Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Feitz Lake Trail Minor Subdivision therefore complies with the Town of Lakeville Subdivision Control Ordinance and is granted Primary Approval subject to a submittal of a signed Plat.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

**Edison's Redwood Road Minor
Staff Report:**

7337-23 M

MAE KRATZER: This Minor Primary subdivision is located on the west side of Redwood Road, approximately 4,200 north of new road, in Greene Township, St. Joseph County. This subdivision will consist of 1 building lot and 2 outlots. Lot sizes will range from 3.48 to 45.02. The total area is 63.95 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, County Engineer, and County Health Department recommend approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: from section 153.135 (H) to allow for one 20' opening across the 5' non-access easement for the existing driveway access to Redwood Road. If the waiver is approved and the Health Department recommends approval, Staff therefore recommends that this Subdivision be granted Primary Approval.

(Audio position: 0:03:39.1)

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 20' opening across the 5' non-access easement for the existing driveway access to Redwood Road. Waivers were approved.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	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 Edison's Redwood Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

3. REPLATS:

Frick's Replat of Lot 2, Wyatt Grain Co. Minor Staff Report: **7332-23 R**

MAE KRATZER: This Secondary Replat is located on the east side SR 331, approximately 2500 feet south of Pierce Road, St. Joseph County. This replat will consist of lots being replatted to 2 lots. The total area for this replat is 18.97 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, County Engineer, and County Health Department recommend approval. The Staff has reviewed this Subdivision and finds it complies with the requirements for Approval as specified by the Subdivision Control Ordinance. The Staff therefore recommends approval, pending approval from the health department, for this Subdivision.

(Audio position: 0:04:29.9)

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 Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Frick's Replat of Lot 2, Wyatt Grain Co. Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

4. MINUTES:

(Audio position: 0:04:57.2)

Upon a motion by Randy James, being seconded by Ron Melser, and unanimously carried 5-0, the minutes from the March 2, 2023, Plat Committee were approved.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

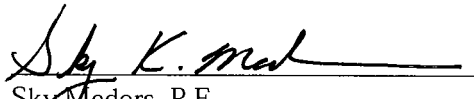
5. ADJOURNMENT:

(Audio position: 0:05:12.9)

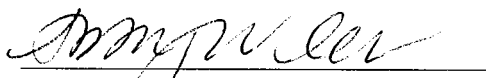
Upon a motion by Ron Melser, being seconded by Randy James, and unanimously carried 5-0, the March 16, 2023, Plat Committee was adjourned at 8:35 a.m.

Mark Espich	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors, P.E.	Aye
Ron Melser	Aye		

RESPECTFULLY SUBMITTED,


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

ATTEST:


 Abby Wiles,
 Secretary of the Committee