

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

**MINUTES**

May 4, 2023  
8:30 a.m.

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

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

Abby Wiles  
Carl Brown-Grimm  
Shawn Klein  
Morgan Ealy-Randolph

(Audio position: 0:00:00:8)

Sky Medors, P.E. started the meeting 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: 0:00:12.1)

A. Mark's Day Road Minor

7338-23 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located on the north side of Day road, approximately 1400' east of Currant Road, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 9.69 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 recommend approval. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: From Section 153.153(H) for Lot 1 - One 20' opening across the 5' non-access easement to allow for continued access on to Day Road. Additionally, for Lot 2 and 3 - each Lot shall have one

20' opening across the 5' non-access easement for future access onto Day Road. 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 Ron Melser and unanimously carried 5-0, the waivers from Section 153.153(H) for Lot 1 - One 20' opening across the 5' non-access easement to allow for continued access on to Day Road. Additionally, for Lot 2 and 3 - each Lot shall have one 20' opening across the 4' non-access easement for future access onto Day Road 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 Mark's Day Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Verification of the location of drywells for the existing residence and ensuring they remain on the same lot. Connection to municipal water service in lieu of private wells required.

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

(Audio position: 0:01:08.1)

B. Scott Inwood Road Minor

7339-23 M

SHAWN KLEIN: This Minor Primary subdivision is located at the northwest corner of Ash Road and Inwood Road, St. Joseph County. This subdivision will consist of 3 building lots. The total area is 6.84 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, requests the following waiver: 1) From Section 153.135 (H) to allow for 2 openings across the 5' non-access easement for continued access onto Inwood Road and Ash Road for Lot 1, 1 opening across the 5' non-access easement for future access onto Ash Road for Lot 2, and 1 opening across the 5' non-access easement for

future access onto Inwood Road for Lot 3. 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 Ron Melser and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow for 2 openings across the 5' non-access easement for continued access onto Inwood Road and Ash Road for Lot 1, 1 opening across the 5' non-access easement for future access onto Ash Road for Lot 2, and 1 opening across the 5' non-access easement for future access onto Inwood Road for Lot 3 were approved.

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

Upon a motion by Brett Davis, 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 Scott Inwood Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Inspection of the current septic system on proposed Lot 1 to verify location and subsequent verification that sufficient space is available for a future septic system on Lot 1.

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. MINUTES:

(Audio position: 0:01:46.8)

Upon a motion by Randy James, being seconded by Ron Melser, and carried 5-0, the minutes from the April 20, 2023, Plat Committee were approved.

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


5. ADJOURNMENT:

(Audio position: 0:01:59.7)


Upon a motion by Randy James, being seconded by Ron Melser, and carried 5-0, the May 04, 2023, Plat Committee was adjourned at 8:32 a.m.

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

RESPECTFULLY SUBMITTED,

  
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Sky Medors, P.E.  
Chairman of the Committee

ATTEST:

  
\_\_\_\_\_  
Abby Wiles,  
Secretary of the Committee