

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

MINUTES

June 1, 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

Sky Medors started the meeting at 9:00 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: 0:00:14.5)

Borsch-Morris Tyler Road Minor

7343-23 M

Staff Report:

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Tyler Road approximately 1300' feet east of State Road 23, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 8.09 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, request the following waiver: 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement for continued access onto Tyler Road for Lot 1, and one 50' opening across the 5' non-access easement for continued access onto Tyler 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:

(Audio position: 0:00:22.8)

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 one 20' opening across the 5' non-access easement for continued access onto Tyler Road for Lot 1, and one 50' opening across the 5' non-access easement for continued access onto Tyler Road for Lot 2.

Brett Davis	Aye	Randy James	Aye
Robert L. Kruszynski, Jr.	Aye	Sky Medors	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 Borsch-Morris Tyler Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the submittal of a septic inspection for Lot 2.

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

Carr's Miami Highway Minor

7344-23 M

Staff Report:

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Miami Highway approximately 2500' west of Hickory Road , St. Joseph County. This subdivision will consist of 1 building lot. The total area is 28.01 acres. Per the National Wetlands Inventory, wetlands are present on Outlot A. These have been shown on the Plat. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer recommends approval subject to showing the Kreisher Ditch which runs along the northwest perimeter of the property and labeling the right-of-way width of Miami Highway (40' from centerline adjacent to the subdivision, 30' from centerline north of the subdivision). The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waivers: 1) From Section 153.135 (H) to allow one 36' opening across the 5' non-access easement for continued access onto Miami Highway for Lot 1, and 2) From filing requirement (C)(6) to not show soil information for Outlot A. On May 10, 2023, the Area Board of Zoning Appeals granted the following variances:) From Section 154.092 (A) to allow a lot area of 2 acres where a minimum of 20 acre is required and 2) From Section 154.092 (B) to allow a lot width of 36' where a minimum of 200' is required for Lot 1. If the waivers are granted and the Heath Department recommends approval, Staff recommends that this Subdivision be granted Primary Approval, subject to the following: Plat revisions requested by the County Engineer.

After due consideration, the following action was taken:

(Audio position: 0:00:51.4)

Upon a motion by Randy James, being seconded by Brett Davis and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow one 36' opening across the 5' non-access easement for continued access onto Miami Highway for Lot 1, and 2) From filing requirement (C)(6) to not show soil information for Outlot A were approved.

Brett Davis	Aye	Randy James	Aye
Robert L. 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 Carr's Miami Highway Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Plat revisions requested by the County Engineer.

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

Laidig's 2nd Madison Road Minor

7345-23 M

Staff Report:

CARL BROWN-GRIMM: This Minor Primary subdivision is located on the south side of Madison Road, approximately 4000 feet east of State Road 331 Highway, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. Lot sizes will range from 2.57 to 14.97. The total area is 17.54 acres. The National Wetlands Inventory indicates that a wetland is present on Outlot A near the western boundary. This wetland has been shown on the plat. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer recommends approval, subject to specifying whether the opening in the 5' non-access easement is for continued or future access. The County Health Department continues to review this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waivers: 1) from section 153.135(H) to allow for one 20' opening across the 5' non-access easement to allow for Lot 1 access onto Madison Road. 2) From filing requirement (C)(6) to only show soil information, as determined by a soil investigator or the soil survey of St. Joseph County, Indiana, with the soil boundaries, identification codes, names, slope and erosion factors only on Lot 1. 3) From filing requirement (C)(9) to only show existing topographic contours at vertical intervals of two feet or less. Vertical control data shall be based on national geodetic vertical

datum or the St. Joseph County GIS. United States Geological survey contours shall be acceptable only on Lot 1.

Additionally, on March 8, 2023, the Area Board of Zoning Appeals granted a variance from Section 154.092(A) to allow a lot area of 3 acres where a minimum of 20 acres are required for Lot 1. If the waiver is granted and the Health Department recommends approval, Staff recommends that this Subdivision be granted Primary Approval, subject to the following: revision of the waiver note as requested by the County Engineer.

After due consideration, the following action was taken:

(Audio position: 0:01:18.9)

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 5-0, the waivers from 1) From Section 153.135(H) to allow for one 20' opening across the 5' non-access easement to allow for Lot 1 access onto Madison Road.

2) From filing requirement (C)(6) to only show soil information, as determined by a soil investigator or the soil survey of St. Joseph County, Indiana, with the soil boundaries, identification codes, names, slope and erosion factors only on Lot 1.

3) From filing requirement (C)(9) to only show existing topographic contours at vertical intervals of two feet or less. Vertical control data shall be based on national geodetic vertical datum or the St. Joseph County GIS. United States Geological survey contours shall be acceptable only on Lot 1 were approved.

Brett Davis	Aye	Randy James	Aye
Robert L. 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 Laidig's 2nd Madison Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: revision of the waiver note as requested by the County Engineer.

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

Staff Report:

CARL BROWN-GRIMM: This Minor Primary subdivision is located at the northwest corner of Ash and Pierce Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 23.67 acres. Per DNR Best Available Data, northern portions of the subdivision fall within the approximate flood fringe and floodway. This has been shown on the Plat. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval, while the County Health Department continues to reivew this subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: From Section 153.153 (H) to allow for one 20' opening across the 5' non-access easement for Lot 2 and two 20' openings for Lot 1. These openings shall allow for continued access onto Pierce Road. On April 12, 2023, the Area Board of Zoning Appeals granted a variances from the minimum required lot area of 20 acres to 7 acres for Lot 1 and 16 acres for Lot 2. If the Health Department recommends approval and the waiver is granted, Staff recommends that this Subdivision be granted Primary Approval.

After due consideration, the following action was taken:

(Audio position: 0:02:23.8)

Upon a motion by Randy James, being seconded by Brett Davis and unanimously carried 5-0, the waivers from From Section 153.153 (H) to allow for one 20' opening across the 5' non-access easement for Lot 2 and two 20' openings for Lot 1. These openings shall allow for continued access onto Pierce Road were approved.

Brett Davis	Aye	Randy James	Aye
Robert L. 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 Reece's Pierce Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to submittal of septic inspections.

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

3. REPLATS:

None for consideration at this time.

4. MINUTES:

(Audio position: 0:03:15.6)

Upon a motion by Randy James, being seconded by Ron Melser and carried 5-0, the minutes from the May 18, 2023, Plat Committee meeting were approved.

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


5. ADJOURNMENT:

(Audio position: 0:03:27.6)

Upon a motion by Randy James, being seconded by Ron Melser and carried 5-0, June 01, 2023, Plat Committee was adjourned at 8:33 a.m.

Brett Davis	Aye	Randy James	Aye
Robert L. 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