

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

MINUTES

Thursday, June 16, 2022
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Sky Medors P.E.
Brett Davis
Randy James
Ron Mesler

ALSO PRESENT:

Shawn Klein
Abby Wiles
Morgan Ealy

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

None for consideration at this time

ITEMS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time

2. MINOR PLATS:

Patterson & Elm Minor Subdivision - as tabled

7287-22 M

Shawn Klein: This Minor Primary subdivision is located at the southwest corner of Elm Road and Patterson Road, St. Joseph County. This subdivision will consist of 1 building lot and 2 outlots. The total area is 81.95 acres. According to the National Wetlands Inventory, wetlands are present on Lot 1 and Outlots A and B. These wetlands have been correctly shown on the plat. Additionally, there is a DNR Approximate Floodway along the Anthony Ditch, which has also been shown. 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 waivers: 1) From Section 153.135 (H) to allow two 20' opening across the 5' non-access easement for continued access onto Patterson Road for Lot 1, one 20' opening for future access onto Patterson Road for Outlot A and Outlot B, and one 20' opening for future access onto Elm Road for Outlot B. On February 9, 2022, the Area Board of Zoning Appeals granted a variance from the 20 acre lot size minimum to 12.5 acres for Lot 1. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely, per the surveyor's request. The property owner is in the process of obtaining a portion of land which they currently farm that will then be added to the subdivision.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, Patterson & Elm Minor Subdivision is tabled indefinitely per the surveyor's request. The property owner is in the process of obtaining a portion of land which they currently farm that will then be added to the subdivision.

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

Musial Minor Subdivision

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. Staff recommends that this subdivision be tabled to the July 7th, 2022 meeting of the Plat Committee, per the surveyor's request, to provide time to obtain property owner signatures.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Mesler and unanimously carried 5-0, Musial Minor Subdivision is tabled to the July 7, 2022 Plat Committee meeting per the surveyor's request, to provide time to obtain property owner signatures.

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

Sawyer Minor Subdivision

7292-22 M

Shawn Klein: This Minor Primary subdivision is located on the east side of Mayflower Road approximately 2,300' south of Adams Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 8.66 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 showing a 20' drive opening onto Mayflower Road, as requested, rather than a 40' opening. 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 one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 1. The purpose of this subdivision is to split off a 6.45 acres outlot which will then be further subdivided as part of the Mayflower Estates at Lightner Farms major subdivision. If the waivers are granted and the Health Department recommends approval, staff recommends that this Subdivision be granted Primary

Approval, subject to the following: submittal of a signed plat with a 20' opening in the non-access easement and the waiver note revision noted in the APC non-conformance memo.

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 one 20' opening across the 5' non-access easement for continued access onto Mayflower Road for Lot 1 were approved.

Upon a motion by Sky Medors, P.E., 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 Sawyer Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: submittal of a signed plat with a 20' opening in the non-access easement and the waiver note revision noted in the APC non-conformance memo

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

3. REPLATS:

Woodford Trails at Knollwood, Section One - First Replat

7291-22 R

Shawn Klein: This Minor Primary Replat is located west of Clover Road approximately 1300' north of Adams Road in Harris Township, St. Joseph County. This replat will consist of 7 lots being replatted to 5 lots. The total area for this replat is 5.25 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 labeling the 15' drainage and roadway maintenance easement along the Latigo Point cul-de-sac as item "D" in the legend. The County Health Department continues to review this subdivision. Staff recommends tabling to allow for all non-conformance issues to be brought into compliance and to allow for approval of the pending right-of-way vacation for the "bump out" at the corner of Auldgate Drive and Tanner Row.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Brett Davis and unanimously carried 5-0, Woodford Trails at Knollwood, Section One - First Replat Subdivision is tabled to the July 7, 2022 Plat Committee meeting to allow for all non-conformance issues to be brought into compliance and to allow for approval of the pending right-of-way vacation for the "bump out" at the corner of Auldgate Drive and Tanner Row.

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

**THE TECHNICAL REVIEW COMMITTEE OF
THE AREA PLAN COMMISSION OF
ST. JOSEPH COUNTY, IN**

AGENDA

July 7, 2022
8:35 a.m.

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

Lehman Farms Minor Subdivision	7296-22-M
Joseph Chowattukunnel Minor Subdivision	7297-22-M
SLG Currant Minor Subdivision	7298-22-M

ADJOURNMENT

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

Approval of the minutes of the May 5, 2022 meeting of the Plat Committee.

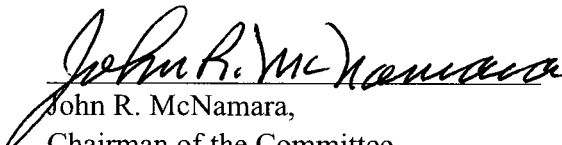
Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried 5-0, the minutes from the May 5, 2022, Plat Committee were approved.

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


6. ADJOURNMENT:

Upon a motion by Sky Medors, being seconded by Randy James and unanimously carried 5-0, the June 16, 2022, Plat Committee meeting adjourned at 8:32 a.m.

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee