

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

MINUTES

August 17, 2023
8:30 a.m.

Commission Office, Room 1140
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 BrownGrimm
Shawn Klein
Faryal Sharif

Sky Medors, P.E. called the meeting to order at 8:30 a.m.

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. Hawthorn Crossing Major Subdivision

7240-21-P

Staff Report:

SHAWN KLEIN: This Major Primary subdivision is located on the west side of Ash Road approximately 1300' north of Douglas Road, immediately South of Pleasant Valley North Section 2, St. Joseph County. This subdivision will consist of 27 building lots. The total area is 80.15 acres. According to the National Wetlands Inventory, Freshwater Forested/Shrub Wetlands are present. Based on the Indiana DNR Best Available Data, a portion of the subdivision falls within an approximate floodway and flood fringe. The wetlands have been documented on the plat. The DNR approximate floodway/flood fringe will need to be adjusted to be consistent with current Best Available Data. The rights-of-way are correct as shown. The County Surveyor states that an Urban Drain Certificate will be required. The County Engineer states that a drainage plan will need to be submitted and approved prior to primary approval, and that Dickens Lane should be classified as a collector. The County Health Department continues to review this subdivision. A waiver from 153.105 (C)(2) will be required to not provide a connection to the Helena Drive stub street to the south. Staff will recommend denial of this waiver. Lot area variance will be required for Lot 10 and Lot 11 as a portion of these lots are zoned A: Agricultural. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely.

(Audio position: 0:00:22.1)

Shawn Klein, Area Plan Commission Staff: This subdivision is proposed to be 27 building lots on private well and private septic. The total area is just above 80-acres. According to the National

Wetlands inventory there are wetlands present, and these have been noted on the plat. Additionally, DNR proximate floodway and flood fringe is present and is not shown correctly on the plat. That will need to be revised. The County Surveyor states an Urban Drain Certificate will be required, County Engineer states that a drainage plan needs to be submitted and approved prior to primary approval. Health Department continues to review. The Staff has reviewed this, and we are recommending that this be tabled indefinitely to provide time for the drainage plan approval, Health Department approval, necessary variances and other revisions noted in the non-conformance memo dated August 04, 2023.

Sky Medors: With the staff report we will open this up for public comment. Is there anyone wishing to speak in favor of this subdivision? Anyone online, Frank? If you are online, please raise your hand if you wish to speak in favor of this subdivision.

Seeing none. Is there anyone in the audience or online who wishes to speak in remonstrance of the subdivision? Seeing none, we will close the public hearing.

IN FAVOR

None for consideration at this time.

REMONSTRANCE

None for consideration at this time.

(Audio position: 0:2:28.3)

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melsner and unanimously carried 5-0, Hawthorn Crossing Major Subdivision Subdivision is tabled indefinitely.

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

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

(Audio position: 0:02:41.1)

KR & Kerry Palmer Minor 7362-23 M

Staff Report:

SHAWN KLEIN: This Minor Primary subdivision is located east of State Road 931 and southwest of Shirley Avenue and Southland Avenue, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 42.32 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 waivers: 1) From Section 153.135 (H) to allow for one 30' opening across the 5' non-access easement to allow for continued shared access onto Shirley Avenue for Lot 1 and Lot 2, 2) from filing requirement (C)(6) to only show soil information on Lot 1, and 3) From filing requirement (C)(9) to only show topographic contours for Lot 1. If the waivers are granted and the Health Department recommends approval, Staff therefore recommends that this Subdivision be granted Primary Approval, subject to the following: correction of legal description (N 01-53-01 E 148.82' appears to be missing) and addition of the street access waiver note to the plat.

(Audio Position: 0:02:46.0)

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melsner and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow for one 30' opening across the 5' non-access easement to allow for continued shared access onto Shirley Avenue for Lot 1 and Lot 2, 2) from filing requirement (C)(6) to only show soil information on Lot 1, and 3) From filing requirement (C)(9) to only show topographic contours for Lot 1 were approved.

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

Upon a motion by Randy James, being seconded by Ron Melsner 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 KR & Kerry Palmer Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: correction of legal description (N 01-53-01 E 148.82' appears to be missing) and addition of the street access waiver note to the plat.

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

3. REPLATS:

None for consideration at this time.

4. MINUTES:

(Audio Position: 0:03:11.7)

Upon a motion by Randy James and seconded by Brett Davis and unanimously carried 5-0, the meeting minutes were approved for the Plat Committee meeting of August 03, 2023.

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


5. ADJOURNMENT:

(Audio Position: 0:03:32.7)

Upon a motion by Randy James and seconded by Ron Melsner and unanimously carried 5-0, the adjournment of the Plat Committee meeting at 8:33 a.m.

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

RESPECTFULLY SUBMITTED,


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

ATTEST:


 Abby Wiles,
 Secretary of the Committee