

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

MINUTES

September 7, 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
Shawn Klein
Shelley Marker
Faryal Sharif

Sky Medors 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:

None for consideration at this time.

3. REPLATS:

Lakeview Villas-Section A-Second Replat

7363-23 R

Staff Report:

SHAWN KLEIN: This Primary Replat is located on the east side of Lakeview Drive approximately 100' north of its southern terminus, St. Joseph County. This replat will consist of lots being replatted to 2 lots. The total area for this replat is 3.86 acres. Portions of the lots and outlot fall within FEMA Zone A Special Flood Hazard Area. Additionally, portions of the lots and outlots contain wetlands per the National Wetlands Inventory. These areas have been shown on the plat. 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 one 20' opening across the 5' non-access easement for continued access onto Lakeview Drive for Lot 7A, one 20' opening for future access onto Lakeview Drive for Lot 8A, and one 10' opening for future access onto Lakeview Drive for Outlot AA. The Staff has reviewed this Subdivision and finds that if the waivers are granted, 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: 0:00:12.0)

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 Lakeview Drive for Lot 7A, one 20' opening for future access onto Lakeview Drive for Lot 8A, and one 10' opening for future access onto Lakeview Drive for Outlot AA. 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 Lakeview Villas-Section A-Second Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

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

Krizman's Acres 1st Replat

7364-23 R

Staff Report:

SHAWN KLEIN: This Primary Replat is located at the northwest corner of the intersection of Anderson Road and Bittersweet Road, St. Joseph County. This replat will consist of 1 lots being replatted to 1 lot. The total area for this replat is 0.86 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 access on to Bittersweet

Road having restricted left turns with a raised median, or a gate with a lock. Additionally, the Regional Water and Sewer District must be contacted regarding the sewer connection. The County Health Department has no objections to the subdivision. The Professional Land Surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.135(H) to allow for one 28' opening across the 5' non-access easement for a future access onto Bittersweet Road and one 28' opening across the 5' non-access easement for a future access onto Anderson Road. The Staff has reviewed this Subdivision and finds that if the waivers are granted and the following condition is adhered to, 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: Resolving County Engineering's comments.

(Audio position: 0:00:41.1)

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 1) from Section 153.135(H) to allow for one 28' opening across the 5' non-access easement for a future access onto Bittersweet Road and one 28' opening across the 5' non-access easement for a future access onto Anderson Road were approved.

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

Sky Medors: We need a motion subject to the access on Bittersweet being a right in and right out only and it being maintained by a raised median and noted on the plat.

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 Krizman's Acres 1st Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: access on Bittersweet Road is a right in and right out only and maintained by a raised median and noted on the plat.

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

4. MINUTES:

(Audio position: 0:01:40.7)

Upon a motion by Randy James and seconded by Ron Melser and unanimously carried 5-0, the meeting minutes were approved for the Plat Committee meeting of August 17, 2023.

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

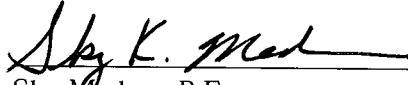
5. ADJOURNMENT:

(Audio position: 0:01:50.4)

Upon a motion by Brett Davis and seconded by Ron Melser and unanimously carried 5-0, the adjournment of the Plat Committee meeting at 8:32 a.m.


Brett Davis	Aye	Randy James	Aye
Robert 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