

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

**MINUTES**

November 17, 2022  
8:30 a.m.

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

**MEMBERS PRESENT:**

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

**ALSO PRESENT:**

Abby Wiles  
Carl Brown-Grimm  
Shawn Klein  
Shelley Marker

**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: 0:00:05.5)

Cooreman's Roosevelt Road Minor

7311-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located on the north side of Roosevelt Road, approximately 2,640' west of the intersection of Poppy Road and Roosevelt Road, St. Joseph County. This subdivision will consist of one 10 acre building lot and one 58.52 acre outlot. The total area is 68.52 acres. A check of the Agency's maps indicates that there is a wetland present on Outlot A. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The County Health Department continues to review. The Professional Surveyor, on behalf of the applicant, request the following waiver: 1) From section 153.135 (H) to allow for two 20' openings across the 5' non-access easement to allow for Lot 1's continued access onto Roosevelt Road, and one 20' opening across the 5' non-access easement for future access onto Roosevelt Road for Outlot A, and 2) From filing requirement (C)(9) to only show contours on Lot 1.

On September 14th, 2022, the Area Board of Zoning Appeals granted the following variance: 1) From Section 154.092 (A) to allow a lot area of 10 acres where a minimum of 20 acres is required, based on the condition that the balance of the parcel be platted as an outlot. 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 all issues detailed in the Staff's non-conformance memo, and the Health Department recommending approval.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried 5-0, the waivers from 1) From section 153.135 (H) to allow for two 20' openings across the 5' non-access easement to allow for Lot 1's continued access onto Roosevelt Road, and one 20' opening across the 5' non-access easement for future access onto Roosevelt Road for Outlot A, and 2) From filing requirement (C)(9) to only show contours on Lot 1 were granted.

Upon a motion by Sky Medors, P.E., 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 Cooreman's Roosevelt Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: resolving all issues detailed in the Staff's non-conformance memo.

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

**3. REPLATS:**

None for consideration at this time.

**4. MINUTES:**

(Audio position: 0:00:34.2)

Upon a motion by Sky Medors, being seconded by Brett Davis, and unanimously carried 5-0, the minutes from the November 03, 2022 Plat Committee were approved.

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

5. ADJOURNMENT:

(Audio position: 0:00:44.5)

Upon a motion by Brett Davis, being seconded by Ron Melser, and unanimously carried 5-0, the November 17, 2022 Plat Committee meeting was adjourned at 8:32 a.m.

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

RESPECTFULLY SUBMITTED,



Brett Davis  
Acting Chair

ATTEST:



Abby Wiles,  
Secretary of the Committee