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

AGENDA

Thursday, June 4, 2020---8:30 a.m.

To be held virtually via Zoom:
Meeting ID: 996 9325 2641,
Password: 423678
Dial by your location: +1 312 626 6799 US (Chicago), Find your local number: https://zoom.us/u/agEnNxisX

In order to use Zoom on your mobile device, you must download the app from Google Play or the App Store – follow the directions provided with the app to connect to Zoom.

Persons with disabilities or non-English speaking persons who wish to attend any meeting and need assistance should contact Frank Fotia, Support Services Coordinator, County-City Building 7th Floor, 227 W. Jefferson, South Bend, IN, call 574-235-1819, or email ffotia@sjcindiana.com no later than 24 hours prior to the scheduled date of the meeting. Every effort will be made to make reasonable accommodations for these persons.

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:
   A. Hubbard Mansion 7140-20-P

ITEMS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:
   None for consideration at this time

2. MINOR PLATS:
   A. Andrews' McKinley Highway Minor- as tabled 7125-19-M
   B. Ort's Greene Meadows 2nd Minor 7138-20-M
   C. Ingle-Carr Miami Highway 7139-20-M
   D. McGinnis-Zernick Minor 7143-20-M
   E. King's Nadine Street Minor 7144-20-M
   F. Korn Alden Road Minor 7145-20-M
   G. Abigail's Pierce Road 7147-20-M
   H. Wallace Family's Douglas Road Minor 7149-20-M
   I. McKinley Highway Fire Station Minor 7151-20-M

3. REPLATS:
   A. Fernwood at Cleveland Phase Three Second Replat- as tabled 7137-20-R
   B. Hagey Linda Plat, 2nd Replat 7150-20-R
4. TYPE II CORRECTIVE PLATS:
   None for consideration at this time

5. MINUTES:
   A. Approval of the minutes of the March 19, 2020 Plat Committee meeting.

6. ADJOURNMENT:

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County’s compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.
Staff Report

Hubbard Mansion 7140-20-P

Location: This Major Primary subdivision is located on the north side of Chicago Trail approximately 1200' southwest of Hamilton Trail, St. Joseph County.

Tabulated Data: This subdivision will consist of 1 building lot. The total area is 2.695 acres.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Private Well and Private Septic.

Agency Comments: The County Surveyor and County Engineer recommend approval. The County Health Department recommended approval, subject to explicit approval to cross the municipal water main easement with the septic system effluent sewer. This approval has since been obtained.


Staff Comments: The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5’ non-access easement for continued access onto Chicago Trail for Lot 1.

Staff Recommendation: 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.
Andrews' McKinley Highway Minor 7125-19-M

Location: This Minor Primary subdivision is located northeast of the intersection of McKinley Highway and Buckeye Road, St. Joseph County.

Tabulated Data: This subdivision will consist of 2 building lots. The total area is 8.66 acres.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Private Well and Private Septic.

Agency Comments: The County Surveyor and County Engineer recommend approval. The County Health Department issued a deficiency on December 31, 2019, stating that the proposed use of the commercial building on Lot 2 has not been stated, the septic tank location for Lot 1 has not been indicated, the proposed well locations do not meet setback standards listed in County Code 52, and the required setbacks between wells and septic systems have not been met. A revised deficiency was issued by the Health Department on January 10, 2020, stating that the septic tank location for Lot 1 has not been indicated and the required setbacks between septic and well have not been met. All Health Department deficiencies have since been addressed.

Technical Review: This subdivision went through Technical Review on December 5, 2019.

Staff Comments: The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for two 15’ opening across the 5’ non-access easement for continued access onto McKinley Highway for Lot 1 and one 52’ opening across the 5’ non-access easement for continued access onto access onto McKinley Highway for Lot 2. On November 13, 2019, the Area Board of Zoning Appeals granted the following variance: 1) from the minimum required side setback for parking of 5’ to 2.5’ for Lot 2. This subdivision was tabled by the Plat Committee on January 2, 2020, January 16, 2020, and February 6, 2020, to allow time for the Health Department deficiency to be addressed.

Staff Recommendation: 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.
**Staff Report**

**Ort's Greene Meadows 2nd Minor 7138-20-M**

**Location:**
This Minor Primary subdivision is located on north side of Roosevelt Road approximately 1800' east of Poppy Road, St. Joseph County.

**Tabulated Data:**
This subdivision will consist of 1 building lot and 1 outlot. The total area is 17.19 acres.

**Environmental Data:**
A check of the National Wetlands Inventory maps indicates that the pond along Roosevelt near the southeast corner of Lot 1 is registered as a .19 acre freshwater pond.

**Rights-Of-Way:**
The rights-of-way are correct as shown.

**Utilities:**
The site will be served by Private Well and Private Septic.

**Agency Comments:**
The County Surveyor and County Engineer recommend approval. The County Health Department recommends approval, and further states that drainage appears to be feasible should it be necessary for future septic.

**Technical Review:**
This subdivision went through Technical Review on March 5, 2020.

**Staff Comments:**
The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for continued access onto Roosevelt Road for Lot 1.

**Staff Recommendation:**
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.
Staff Report

Ingle-Carr Miami Highway 7139-20-M

Location: This Minor Primary subdivision is located on the west side of Miami Highway approximately 2600' north of Quinn Road, St. Joseph County.

Tabulated Data: This subdivision will consist of 2 building lots. The total area is 29.24 acres.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Private Well and Private Septic.

Agency Comments: The County Surveyor and County Engineer recommend approval. The County Health Department recommends approval, but notes that Lot 2 is only suitable for an elevated sand mound with drainage.


Staff Comments: The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 25' opening across the 5' non-access easement for continued access onto Miami Highway for Lot 1 and one 36' opening across the 5' non-access easement of future access onto Miami Highway for Lot 2. On February 12, 2020, the Area Board of Zoning Appeals approved the following variances: 1) from the minimum required lot size of 20 acres to .59 acres for Lot 1, 2) from the required minimum rear setback of 30' to 10' for Lot 1, and 3) from the required minimum frontage of 600' to 365.96' for Lot 2.

Staff Recommendation: 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.
Staff Report

McGinnis-Zernick Minor 7143-20-M

Location: This Minor Primary subdivision is located on the east side of Myrtle Road approximately 820' south of Ireland Road, St. Joseph County.

Tabulated Data: This subdivision will consist of 2 building lots. The total area is 14.56 acres.

Environmental Data: National Wetland Inventory maps indicate that wetlands are present on Lot 2. A note has been placed on the plat regarding restrictions on development and construction within the areas as delineated on this plat. Property owners should contact the Army Corps of Engineers, Detroit Branch and the Indiana Department of Environmental Management for any restrictions that apply to this portion of the property.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Private Well and Private Septic.

Agency Comments: The County Surveyor and County Engineer recommend approval. The County Health Department issued a deficiency on May 1, 2020, stating that a NIPSCO easement and pipeline had not been shown on the plat, and that Lot 2 is only suitable for a mound system. It appears that this has since been addressed.


Staff Comments: The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for future access onto Myrtle Road for Lot 1, and two 20' openings across the 5' non-access easements to allow for future access onto Myrtle Road for Lot 2.

Staff Recommendation: If the Health Department now recommends approval and the waivers are granted, the Staff recommends that this subdivision be granted Primary Approval. Otherwise, the Staff recommends that this subdivision be tabled until June 18, 2020.
Staff Report

King's Nadine Street Minor 7144-20-M

Location: This Minor Primary subdivision is located on the east side of Nadine Street approximately 240' south of Cleveland Road, St. Joseph County.

Tabulated Data: This subdivision will consist of 2 building lots. The total area is 1.779 acres.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal Water and Municipal Sewer.

Agency Comments: The County Surveyor recommends approval. The County Engineer recommends approval subject to submission of an Indemnity Encroachment Agreement.


Staff Recommendation: The Staff has reviewed this Subdivision and recommends that it be withdrawn, as requested by the applicant.
April 23, 2020

Mr. Shawn Klein
Area Plan Commission of St. Joseph County, Indiana
227 W. Jefferson Blvd. 11th Floor
South Bend, IN 46601

Re: King's Nadine Street Minor; 7144-20-M

Shawn:

After careful consideration, of all the conditions imposed on this minor subdivision application, I am withdrawing my application.

I no longer wish to pursue this minor subdivision application.

Thank you.

Sincerely,

[Signature]

Bobby J. King, Trustee of the Bobby J. King GST Tax Exempt Trust

4/23/2020
**Staff Report**

**Korn Alden Road Minor 7145-20-M**

**Location:** This Minor Primary subdivision is located on the south side of Alden Road approximately 2000' west of Redwood Road, St. Joseph County.

**Tabulated Data:** This subdivision will consist of 1 building lot. The total area is 4.047 acres.

**Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Private Well and Private Septic.

**Agency Comments:** The County Surveyor and County Engineer recommend approval. The County Health Department recommends approval, but stipulates that the proposed septic layout is not favorable, but sufficient space and topography appear to be available on Lot 1.

**Technical Review:** This subdivision went through Technical Review on March 19, 2020.

**Staff Comments:** The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) From Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto Alden Road.

**Staff Recommendation:** 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: submission of a signed Plat with the minor corrections communicated on the non-conformance memo of March 23, 2020. This Plat will likely be received prior to the meeting.
**Staff Report**

**Abigail's Pierce Road 7147-20-M**

**Location:** This Minor Primary subdivision is located on the north side of Pierce Road approximately 1300' feet west of Ash Road, St. Joseph County.

**Tabulated Data:** This subdivision will consist of 1 building lot. The total area is 5.19 acres.

**Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Private Well and Private Septic.

**Agency Comments:** The County Surveyor recommends approval. The County Engineer recommends approval subject to revising the right-of-way of Pierce Road to 60'. The County Health Department has yet to comment.

**Staff Comments:** The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 30' opening across the 5’ non-access easement for continued access onto Pierce Road.

**Staff Recommendation:** If the Health Department recommends approval and the waivers are granted, then the Staff recommends that this Subdivision be granted Primary Approval. Otherwise, the Staff recommends that this Subdivision be tabled until June 18, 2020.
### Staff Report

**Wallace Family's Douglas Road Minor 7149-20-M**

<table>
<thead>
<tr>
<th>Location:</th>
<th>This Minor Primary subdivision is located on the north side of Douglas Road approximately 1520' west of Grape Road, St. Joseph County.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tabulated Data:</td>
<td>This subdivision will consist of 1 building lot. The total area is 1.07 acres.</td>
</tr>
<tr>
<td>Environmental Data:</td>
<td>A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.</td>
</tr>
<tr>
<td>Rights-Of-Way:</td>
<td>The rights-of-way are correct as shown.</td>
</tr>
<tr>
<td>Utilities:</td>
<td>The site will be served by Municipal Water and Municipal Sewer.</td>
</tr>
<tr>
<td>Agency Comments:</td>
<td>The County Surveyor and County Engineer recommend approval.</td>
</tr>
<tr>
<td>Staff Comments:</td>
<td>The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 40' opening across the 5' non-access easement for continued access onto Douglas Road for Lot 1. The purpose of this subdivision is to legalized the product of an illegal split. The other parcel created by this split, which is owned by the US Government, was to be include as an outlot in this subdivision. However, the surveyor was unable to obtain any response from the federal government when they attempt to involve them in the subdivision. Under the circumstances, there is no reason to prevent the applicant from creating a legal lot from the portion they own, as the remainder is already not buildable.</td>
</tr>
</tbody>
</table>

**Staff Recommendation:**

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.
Staff Report

McKinley Highway Fire Station Minor 7151-20-M

Location: This Minor Primary subdivision is located on the north side of McKinley Highway approximately 630' west of Bittersweet Road, St. Joseph County.

Tabulated Data: This subdivision will consist of 2 building lots. The total area is 28.60 acres.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal Water and Municipal Sewer.

Agency Comments: The County Surveyor recommends approval. The County Engineer recommends approval subject to the addition of an easement for a proposed road and a note stating that the 100' opening for Lot 2 is for egress purposes only.

Staff Comments: The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 65' opening across the 5' non-access easement for future access onto McKinley Highway for Lot 1 and one 100' opening for future access onto McKinley Highway for Lot 2.

Staff Recommendation: 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, subject to the revisions required by the County Engineer.
Staff Report

Fernwood at Cleveland Phase Three Second Replat 7137-20-R

Location: This primary replat is located on the south side of Cleveland Road approximately 1300' west of Ironwood Road, St. Joseph County.

Tabulated Data: This replat will consist of 27 lots being replatted to 19 lots. The total area for this replat is 13.38 acres.

Environmental Data: A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

Rights-Of-Way: The rights-of-way are correct as shown.

Utilities: The site will be served by Municipal Water and Municipal Sewer.

Agency Comments: The County Surveyor and County Engineer recommend approval.


Staff Comments: The subdivision was tabled on March 19, 2020 at the request of the registered land surveyor due to ongoing discussions with the City of South Bend regarding the relocation of a sewer line within this replat. This issue has yet to be resolved.

Staff Recommendation: The Staff has reviewed this Subdivision and recommends tabling to the June 18, 2020 meeting of the Plat Committee, per the surveyor's request, to allow time to resolve the sewer line relocation issue.
Thanks Shawn – I will send you information on our subdivision for PAT on 6/18.

We have not resolved the Fernwood sewer issue, so we would like to stay on the table. Since that is the only item Abonmarche has on the agenda, I will likely not be participating in the virtual meeting.

Thanks.

Good morning Mike,

Since all County offices were closed for election day yesterday, there really wasn’t time to get notice out for Project Advisory Meeting, but we can definitely schedule one for June 18th if you like.

Is Fernwood ready to go, or are you still working out the easement issue with the City of South Bend?

Shawn Klein, AICP Candidate
Planner
St. Joseph County Department of Infrastructure, Planning & Growth
227 W. Jefferson Blvd-1140 County-City Building
South Bend, Indiana 46601
(574) 235-7800
Fax: (574) 235-5057
**Staff Report**

**Hagey Linda Plat, 2nd Replat 7150-20-R**

**Location:** This Primary Replat is located at the northwest corner of State Road 23 and Hagey Street, St. Joseph County.

**Tabulated Data:** This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 1.11 acres.

**Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.

**Rights-Of-Way:** The rights-of-way are correct as shown.

**Utilities:** The site will be served by Private Well and Private Septic.

**Agency Comments:** The County Surveyor and County Engineer recommend approval.

**Staff Comments:** The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5’ non-access easement for continued access onto State Road 23 for Lot BB. On March 11, 2020, the Area Board of Zoning Appeals granted the following waiver: from the maximum allowable accessory building size of 1388 square feet to 2110 square feet for Lot AA.

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

MINUTES

March 19, 2020
Commission Office, Room 1140
8:30 a.m.
County-City Building, South Bend, IN

MEMBERS PRESENT: 
John R. McNamara
Chuck Bulot
Sky Medors
Mark Espich

ALSO PRESENT: 
Shawn Klein
Ryan Fellows
Samantha Keultjes

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. The Hills at St. Joe Farm Major 7136-20-P

SHAWN KLEIN: This Major Primary subdivision is located on the north side of Interstate 80/90, approximately 1250’ west of Bittersweet Road, St. Joseph County. This subdivision will consist of 230 building lots. The total area is 76 acres. Lot sizes range from .16 to 4 acres. A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present. A drainage plan has been submitted to the County Engineer and is currently under review. The rights-of-way are correct as shown. The County Surveyor recommends approval. The County Engineer recommends approval, subject to drainage plan approval. The Staff has reviewed this Subdivision and finds 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: drainage plan approval.

IN FAVOR
There was no one present to speak in favor of this petition.

REMONSTRANCE
There was no one present to speak in favor of this petition.

After due consideration, the following action was taken:
Upon a motion by Sky Medors, being seconded by Chuck Bulot and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and The Hills at St. Joe Farm Major Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: drainage plan approval.

**SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING**

1. **MAJOR SUBDIVISIONS - SECONDARY APPROVAL:**

   None for consideration at this time.

2. **MINOR PLATS:**

   A. Oshinski's Quince Road Minor 7135-20-M
      (Audio Position: 2:10)

   SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Quince Road approximately 820' north of US 20, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 1.04 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 Health Department recommend approval. The County Engineer recommended approval subject to placing future access to Lot 2 at the northernmost end of the lot, a revision which has since been completed. The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto Quince Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Quince Road for Lot 2.

   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.

   After due consideration, the following action was taken:

   Upon a motion by Sky Medors, being seconded by Chuck Bulot and unanimously carried, the waivers from 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, 2) from Section 153.025(M) to allow for one 20' opening across
3. REPLATS:

A. River Valley Church 2nd Minor First Replat

SHAWN KLEIN: This Primary Replat is located on the West side of Bittersweet Road approximately 160' South of McKinley Highway, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 6.92 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. On December 5, 2019, the Plat Committee of the St. Joseph Area Plan Commission granted the following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for two 40' openings across the 5' non-access easement for continued access onto Bittersweet Road for Lot 1.

The Staff has reviewed this Subdivision and finds 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.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, being seconded by Chuck Bulot and unanimously carried, the waivers from 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for two 40' openings across the 5' non-access easement for continued access onto Bittersweet Road for Lot 1, were approved.

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and River Valley Church 2nd
Minor First Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

B. Fernwood at Cleveland Phase Three Second Replat 7137-20-R

SHAWN KLEIN: This primary replat is located on the south side of Cleveland Road approximately 1300' west of Ironwood Road, St. Joseph County. This replat will consist of 27 lots being replatted to 19 lots. The total area for this replat is 13.38 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 registered land surveyor has requested that this subdivision be tabled until the Plat Committee meeting on April 2, 2020, due to ongoing discussions with the City of South Bend regarding the relocation of a sewer line within this replat. The Staff has reviewed this Subdivision and recommends that it be tabled until the April 2, 2020 meeting of the Plat Committee, per the surveyor's request.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, Fernwood at Cleveland Phase Three Second Replat Subdivision is tabled to the April 2, 2020 Plat Committee meeting.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES: (Audio Position: 3:30)

A. Approval of the minutes from the March 5, 2020 Plat Committee Meeting.

Upon a motion by Sky Medors, being seconded by Chuck Bulot and unanimously carried, the minutes from the March 5, 2020 Plat Committee Meeting were approved.

6. ADJOURNMENT:

Upon a motion by Chuck Bulot, being seconded by Sky Medors and unanimously carried, the March 19, 2020 Plat Committee Meeting adjourned at 8:33 a.m.
RESPECTFULLY SUBMITTED,

________________________________
JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:

________________________________
RYAN D. FELLOWS,
INTERIM SECRETARY OF THE COMMITTEE