

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

**MINUTES**

April 20, 2023  
8:30 a.m.

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

**MEMBERS PRESENT:**

Sky Medors, P.E.  
Randy James  
Robert L. Kruszynski, Jr.  
Ron Melser

**MEMBERS ABSENT:**

Brett Davis

**ALSO PRESENT:**

Abby Wiles  
Shawn Klein  
Mae Kratzer  
Shelley Marker

Sky Medors started the meeting at 8:30 a.m.

**SUBDIVISIONS REQUIRING A PUBLIC HEARING**

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

Giuffrida Bailey Avenue Major

7327-23 P

**Staff Report:**

CARL BROWN-GRIMM: This Major Primary subdivision is located on the north side of Bailey Avenue, between Burdette Street and Willis Avenue, St. Joseph County. This subdivision will consist of 6 building lots. The total area is 1.11 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 requires a complete drainage plan to evaluate access and properly assess proposed easements. The City of South Bend Engineering requires the execution and completion of a utility agreement to provide sewer and water service to the lots. The Staff has reviewed this Subdivision and recommends that it be tabled.

(Audio position: 0:00:21.2)

Sky Medors: This has been tabled the past few meetings. What is the Staff's recommendation?

Shawn Klein: Staff would like to see this tabled indefinitely at this point. Once they provide something that can be approved we will get it back on the agenda.

Sky Medors: Brian Giuffrida is online, would you like to say anything?

Brian Giuffrida: No thanks, I have nothing to say. I was hoping Rob Nichols from Abonmarche would contribute.

IN FAVOR

No one spoke in favor.

REMONSTRANCE

No one spoke in remonstrance.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and carried 4-0, Giuffrida Bailey Avenue Major Subdivision is tabled indefinitely. Staff recommends this subdivision be tabled to address County Engineering's concerns, and to address the City of South Bend Engineering's concerns.

Randy James	Aye	Robert Kruszynski, Jr	Aye
Sky Medors	Aye	Ron Melser	Aye

**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:**

None for consideration at this time.

**4. MINUTES:**

(Audio position: 0:01:29.6)

Upon a motion by Randy James, being seconded by Ron Melser, and carried 4-0, the minutes from the April 6, Plat Committee were approved.

Randy James	Aye	Robert Kruszynski, Jr	Aye
Sky Medors	Aye	Ron Melser	Aye

6. **ADJOURNMENT:**

(Audio position: 0:01:48:8)

Upon a motion by Ron Melser, being seconded by Randy James, and carried 4-0, the April 6, 2023, Plat Committee was adjourned at 8:33 a.m.

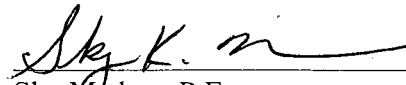
Randy James  
Sky Medors

Aye  
Aye

Robert Kruszynski, Jr.  
Ron Melser

Aye  
Aye

RESPECTFULLY SUBMITTED,



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

ATTEST:

  
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Abby Wiles,  
Secretary of the Committee