

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

**MINUTES**

March 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

**MEMBERS ABSENT:**

Dave Cherrone

**ALSO PRESENT:**

Abby Wiles  
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:

**Weaver's Brick Road Minor Subdivision 7279-22 M**

SHAWN KLEIN: This Minor Primary subdivision is located on the south side of Brick Road approximately 1000' east of Grape Road, St. Joseph County. This subdivision will consist of 1 building lot and 3 outlots. The total area is 6.38 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, County Engineer, and County Health Department recommend approval. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.025 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Brick Road for Lot 1. Approval of this subdivision will require a variance from Section 154.092 (D) of the St. Joseph County Zoning Ordinance to allow a front yard setback of 18' where 35' is required for the existing house on Lot 1. A variance petition has been filed and will go before the Area Board of Zoning Appeals on April 13, 2022. 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: a variance to allow a front yard setback of 18' where 35' is required

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried, the waiver from 1) From Section 153.025 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Brick Road for Lot 1, was approved.

Upon a motion by Brett Davis, being seconded by Randy James and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Weaver's Brick Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: a variance to allow a front yard setback of 18' where 35' is required

**3. REPLATS:**

None for consideration at this time.

**4. TYPE II CORRECTIVE PLATS:**

None for consideration at this time.

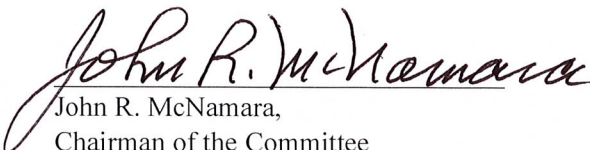
**5. MINUTES:**

Upon a motion by Randy James, being seconded by Brett Davis, and unanimously carried 4-0, the minutes from the March 03, 2022, Plat Committee were approved.

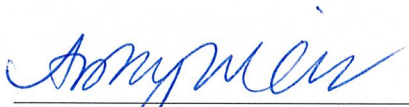
**6. ADJOURNMENT:**

Upon a motion by Randy James, being seconded by Brett Davis and unanimously carried 4-0, the March 17, 2022, Plat Committee meeting adjourned at 8:31 a.m.

**RESPECTFULLY SUBMITTED,**

  
John R. McNamara,  
Chairman of the Committee

**ATTEST:**

  
Abby Wiles,  
Secretary of the Committee