

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

MINUTES

April 21, 2022
8:30 a.m.

Commission Office, Room 1140
County-City Building, South Bend, IN

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Brett Davis
Randy James
Dave Cherrone
Hana Parkhill

MEMBERS ABSENT:

Sky Medors, P.E.

ALSO PRESENT:

Abby Wiles
Kylie Abrams
Shawn Klein
Shelley Marker
Ryan Fellows

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:

A. RIN Adams Road Minor

7276-21 M

SHAWN KLEIN: This proposed subdivision is located on the north side of Adams Road approximately 200' east of Sherwood Drive. This subdivision will consist of 2 building lots and 1 outlot. The total area is 5 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 removal of the trees along Adams Road as necessary to achieve proper site distance. 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 for one 25' opening across the 5' non-access easement to allow for future access onto Lot 1 and Lot 2 from Adams Road via a shared drive. This subdivision was previously tabled by the Plat Committee on February

10, 2022, and February 17, 2022, and March 3, 2022, to provide time for Health Department deficiencies to be addressed. If the waivers are granted and the Health Department recommends approval, Staff recommends that this Subdivision be granted Primary Approval, subject to the following: removal of trees along Adams Road as necessary to achieve proper site distance.

After due consideration, the following action was taken:

Upon a motion by Dave Cherrone, being seconded by Randy James and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow for one 25' opening across the 5' non-access easement to allow for future access onto Lot 1 and Lot 2 from Adams Road via a shared drive were approved.

Upon a motion by Brett Davis, being seconded by Randy James 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 RIN Adams Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: removal of trees along Adams Road as necessary to achieve proper site distance.

John McNamara – Yes
Dave Cherrone – Yes
Brett Davis - Yes

Hana Parkhill – Yes
Randy James – Yes

B. Singleton's Quinn Road Minor Subdivision

7285-22 M

SHAWN KLEIN: This Minor Primary subdivision is located on the north side of Quinn Road 1,980' west of Redwood Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 40.45 acres. Based on the National Wetlands Inventory, wetlands are present on Outlot A and have been delineated 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 waivers: 1) From Section 153.135 (H) to allow one 30' opening across the 5' non-access easement for continued access onto Quinn Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Quinn Road for Outlot A, 2) From Filing Requirement (C)(9) to only show contour information for Lot 1, and 3) From Filing Requirement (C)(6) to only show soil information for Lot 1. On April 13, 2022, the Area Board of Zoning Appeals granted the following variances: 1) From Section 154.092 (A) to allow a lot area of 5 acres where a minimum of 20 acres is required, and 2) From Section 154.092 (D) to allow a side yard setback of 7' where a minimum of 30' is required for an existing barn. If the waivers are granted and the Health

Department recommends approval, the Staff recommends that this Subdivision be granted Primary Approval.

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 30' opening across the 5' non-access easement for continued access onto Quinn Road for Lot 1, and one 20' opening across the 5' non-access easement for future access onto Quinn Road for Outlot A, 2) From Filing Requirement (C)(9) to only show contour information for Lot 1, and 3) From Filing Requirement (C)(6) to only show soil information for Lot 1 were approved.

Upon a motion by Randy James, being seconded by Dave Cherrone and carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Singleton's Quinn Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara – Yes
Dave Cherrone – Yes
Brett Davis - Yes

Hana Parkhill – Yes
Randy James – Yes

C. Diltz Beech Road Minor Subdivision

7286-22 M

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Beech Road approximately 2200' north of Harrison Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 20.03 acres. According to the National Wetland Inventory, a wetland is present on Lot 2. This wetland has 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 40' opening across the 5' non-access easement to provide shared access to Beech Road for Lot 1 and Lot 2. If the waiver is granted and the Health Department recommends approval, Staff recommends that this subdivision be granted Primary Approval.

After due consideration, the following action was taken:

Upon a motion by Dave Cherrone, being seconded by Randy James and unanimously carried 5-0, the waivers from 1) From Section 153.135 (H) to allow one 40' opening across the 5' non-access easement to provide shared access to Beech Road for Lot 1 and Lot 2 were approved.

Upon a motion by Randy James, being seconded by Dave Cherrone and carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Diltz Beech Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara – Yes
Dave Cherrone – Yes
Brett Davis - Yes

Hana Parkhill – Yes
Randy James – Yes

3. REPLATS:

A. Summer Hill 3rd Replat

7284-22 R

SHAWN KLEIN: This Primary Replat is located on the west side of Summer Hill Drive approximately 150' south of Auten Road, St. Joseph County. This replat will consist of 3 lots being replatted to 2 lots. The total area for this replat is 1.18 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. South Bend Public Works (water and sewer service provider) has no issues with this subdivision. The County Health Department continues to review this subdivision. 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 Randy James, being seconded by Brett Davis and carried 5-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Summer Hill 3rd Replat Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara – Yes
Dave Cherrone – Yes
Brett Davis - Yes

Hana Parkhill – Yes
Randy James – Yes

4. MINUTES:

Upon a motion by Dave Cherrone, being seconded by Randy James, and unanimously carried 5-0, the minutes from the April 07, 2022, Plat Committee were approved.

John McNamara – Yes
Dave Cherrone – Yes
Brett Davis - Yes

Hana Parkhill – Yes
Randy James – Yes

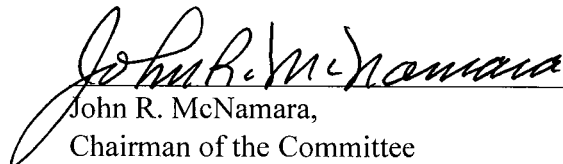
5. ADJOURNMENT:

Upon a motion by Randy James, being seconded by Dave Cherrone, and unanimously carried 5-0, the April 21, 2022, Plat Committee meeting adjourned at 8:33 a.m.


John McNamara – Yes
Dave Cherrone – Yes
Brett Davis - Yes

Hana Parkhill – Yes
Randy James – Yes

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee