

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

**MINUTES**

July 21, 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  
Zach Lute

**MEMBERS ABSENT:**

Ron Melser

**ALSO PRESENT:**

Shawn Klein  
Kylie Abrams  
Shelley Marker  
Hana Parkhill

**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. Carbiener's Ironwood Road Minor**

**7294-22-M**

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Ironwood Road approximately 2640' south of Shively Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 9.39 acres. A portion of the property falls within FIRM Special Flood Hazard Zone A. This 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 25' opening across the 5' non-access easement for continued access onto Ironwood Road for Lot 1. On June 8, 2022, the Area Board of Zoning Appeals granted the following variance: 1) From Section 154.092 (A) to allow a minimum lot area of 9 acres where 20 acres is required, and 2) From Section 154.092 (D) to allow a front yard setback of 60' from the centerline of the road where 75' is required

for an existing house. 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 Sky Medors, P.E., being seconded by Brett Davis and unanimously carried 4-0, the waiver from 1) From Section 153.135 (H) to allow one 25' opening across the 5' non-access easement for continued access onto Ironwood Road for Lot 1 was approved.

John McNamara	Aye	Sky Medors	Aye
Brett Davis	Aye	Zach Lute	Aye

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Carbiener's Ironwood Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Sky Medors	Aye
Brett Davis	Aye	Zach Lute	Aye

### 3. REPLATS:

#### A. Woodford Trails at Knollwood, Section One - First Replat 7291-22 R

SHAWN KLEIN: This Minor Primary Replat is located west of Clover Road approximately 1300' north of Adams Road in Harris Township, St. Joseph County. This replat will consist of 7 lots being replatted to 5 lots. The total area for this replat is 5.25 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 labeling the 15' drainage and roadway maintenance easement along the Latigo Point cul-de-sac as item "D" in the legend. The County Health Department continues to review this subdivision. Staff recommends tabling indefinitely to allow for all non-conformance issues to be brought into compliance and to allow for approval of the pending right-of-way vacation for the "bump out" at the corner of Auldgate Drive and Tanner Row.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Zach Lute and unanimously carried 4-0, Woodford Trails at Knollwood, Section One - First

Replat Subdivision is tabled indefinitely to allow for all non-conformance issues to be brought into compliance and to allow for approval of the pending right-of-way vacation for the "bump out" at the corner of Auldgate Drive and Tanner Row.

John McNamara	Aye	Sky Medors	Aye
Brett Davis	Aye	Zach Lute	Aye

**B. Baugo Bay Minor 1st Replat**

**7295-22-R**

SHAWN KLEIN: This Primary Replat is located on the north side of Pierce Street approximately 180' east of Lamport Street, St. Joseph County. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is approximately 5.25 acres. A small portion of the property immediately adjacent to the Baugo Bay appears to fall within FIRM Zone A and contain wetlands recognized by the National Wetlands Inventory. This information has been shown on the plat. The rights-of-way are correct as shown. The County Surveyor and Town Engineer recommend approval. The County Health Department continues to review this subdivision. The purpose of this replat is to relocate a shared property line such that the driveway serving the house on proposed Lot 1A is fully contained within Lot 1A. If 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 Brett Davis, being seconded by Sky Medors, P.E. and carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Baugo Bay Minor 1st Replat Subdivision therefore complies with the Town of Osceola Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Sky Medors	Aye
Brett Davis	Aye	Zach Lute	Aye

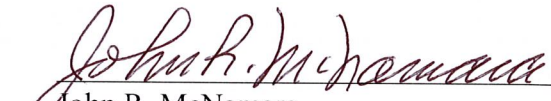
**4. MINUTES:**

Upon a motion by Sky Medors, being seconded by Zach Lute, and unanimously carried 4-0, the minutes from the July 07, 2022, Plat Committee were approved.

**5. ADJOURNMENT:**

Upon a motion by Brett Davis and second by Sky Medors and unanimously carried 4-0, the July 21, 2022, Plat Committee meeting adjourned at 8:32 a.m.

RESPECTFULLY SUBMITTED,

  
John R. McNamara,  
Chairman of the Committee

ATTEST:

  
Abby Wiles,  
Secretary of the Committee