

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

MINUTES

August 4, 2022
8:30 a.m.

Commission Office, Room 1140
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:

Ron Melser

ALSO PRESENT:

Abby Wiles
Kylie Abrams
Carl Brown-Grimm
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:

Lehman Farms Minor

7296-22-M

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Beech Road approximately 300' north of Shively Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 1.56 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 the inclusion of street classifications for Beech Road on the plat. The County Health Department issued a deficiency, as they have not received information related to septic and soil boring locations. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow three 15' openings and one 25' opening across the 5' non-access easement for continued access onto Beech Road for Lot 1. A variance petition to allow a lot area of 2

acres and a front setback of 0' is pending before the Area Board of Zoning Appeals. The petition will go before the ABZA on August 10, 2022. The Staff has reviewed this Subdivision and recommends that it be tabled to the August 18, 2022 meeting of the Plat Committee to provide time for the Health Department deficiency to be addressed and for street classifications to be added to the plat.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried 4-0, Lehman Farms Minor Subdivision is tabled to the August 18, 2022, Plat Committee meeting .

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

Joseph Chowattukunnel Minor 7297-22-M

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Fibert Road approximately 4000' south of Day Road , St. Joseph County. This subdivision will consist of 1 building lot. The total area is 8.3 acres. Wetlands are present on Lot 1. The plat shows the boundary of the wetlands as delineated in the field and as provided by the National Wetlands Inventory. 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. 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 20' opening across the 5' non-access easement to provide continued access to Filbert Road for Lot 1. If the waivers are granted an 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 waivers from 1) From Section 153.135 (H) to allow one 20' opening across the 5' non-access easement to provide continued access to Filbert Road for Lot 1 were approved.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

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

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

SLG Currant Minor

7298-22-M

SHAWN KLEIN: This Minor Primary subdivision is located at the southwest corner of the intersection of Currant Road and Day Road , St. Joseph County. This subdivision will consist of 4 building lots. The total area is 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 waivers: 1) From Section 153.145 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto Currant Road for Lot 1; to allow for one 20' opening across the 5' non-access easement for future access onto Currant Road for Lot 2; to allow for one 20' opening across the 5' non-access easement for future access onto Day Road for each of Lot 3 and Lot 4 The Staff has reviewed this Subdivision and finds it complies with the requirements for Approval as specified by the Subdivision Control Ordinance. The Staff therefore recommends that this Subdivision be granted Approval.

John McNamara: I have a question; it reads subject to connection to municipal water where available.

Brett Davis: Based off of the Mishawaka water utilities map all those properties would be...

John McNamara: Is it available?

Brett Davis: I don't know if it is currently available, but it is within their service area.

John McNamara: Are we saying they cannot do anything until the water is available?

Terry Lang: There is water available to all the lots.

Brett Davis: We are going to say they have to use municipal water so the existing well can be tapped.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Randy James and unanimously carried, the waivers from 1) From Section 153.145 (H) to allow for one 20' opening across the 5' non-access easement for continued access onto Currant Road for Lot 1; to allow for one 20' opening across the 5' non-access easement for future access onto Currant Road for Lot 2; to allow for one 20' opening across the 5' non-access easement for future access onto Day Road for each of Lot 3 and Lot 4 were approved.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

Brett Davis: Motion to approve subject to subject to a revised plat stating that all lots are to utilize municipal water and revised note 12 stating that the temporary easement shall be removed upon the completion of permitted installation of a new septic system on Lot 1.

Upon a motion by Brett Davis, being seconded by Randy James and unanimously carried 4-0, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and SLG Currant Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Randy James	Aye	Sky Medors	Aye

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

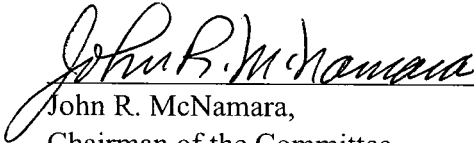
5. MINUTES:

Upon a motion by Sky Medors, being seconded by Brett Davis, and unanimously carried 4-0, the minutes from the July 21, 2022, Plat Committee were approved.

6. ADJOURNMENT:

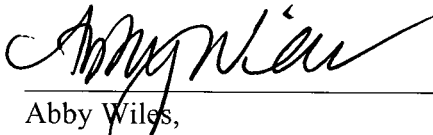
Upon a motion by Randy James and Brett Davis unanimously carried 4-0, the August 04, 2022, Plat Committee meeting adjourned at 8:33 a.m.

RESPECTFULLY SUBMITTED,



John R. McNamara,
Chairman of the Committee

ATTEST:



Abby Wiles,
Secretary of the Committee