

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

MINUTES

November 3, 2022
8:30 a.m.

4th Floor Council Chambers
County-City Building, South Bend, IN

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Sky Medors, P.E.
Brett Davis
Ron Melser

MEMBERS ABSENT:

Randy James

ALSO PRESENT:

Abby Wiles
Carl Brown-Grimm
Shawn Klein
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:

(Audio position: 0:00:05.1)

Verhostra Hickory Road Minor

7307-22 M

SHAWN KLEIN: This Minor Primary subdivision is located East of Hickory Road approximately 1320 feet south of the intersection of Hickory Road and Adams Road in Clay Township, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 3.20 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. The County Health Department issued a deficiency on October 19, 2022, stating that a valid soil report had not been submitted. The 20' opening through the 5' non-access easement off of Hickory Road needs to be in the northern part of the lot, north of Charles Verhostra Minor, Lot 1. The Professional Surveyor, on behalf of the applicant, request the following waiver: From Section 153.135(H) to allow for one 20' opening across the 5' non access easement. If the waiver is granted and the Health Department deficiency has been addressed, staff recommends that the subdivision be granted primary approval.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Ron Melser and unanimously carried 4-0, the waivers from 1) From Section 153.135(H) to allow for one 20' opening across the 5' non access easement. were approved.

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. 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 Verhostra Hickory Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara	Aye	Brett Davis	Aye
Sky Medors	Aye	Ron Melser	Aye

(Audio position: 0:00:26.2)

Weaver and Keough Minor

7309-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located North Side of Roosevelt Road, approximately 1188' west of Dogwood Road, St. Joseph County. This subdivision will consist of 2 building lots and 1 outlot. Total area is 40.96 acres. A check of the Agency's maps indicates that there is a wetland present on Outlot A. The rights-of-way are correct as shown. The County Surveyor and County Engineer recommend approval. The County Health Department issued a deficiency on October 19, 2022, stating that the soil report for Lot 2 had not been provided, the soil report for Lot 1 was from 1998, and the septic system on Lot 1 includes a perimeter drain tile connection, but the drain outlet/tile easement has not been indicated. The Professional Surveyor, on behalf of the applicant, request the following waiver: 1) From Section 153.153 (H) to allow for one 25' opening across the 5' non-access easement for each of lot 1 and lot 2. These openings shall allow for continued access onto Roosevelt Road for each of lot 1 and lot 2, 2) From filing requirement (C)(9) to only show contour information on lot 1 and lot 2, and 3) From filing requirement (C)(6) to only show soil boundaries, identification codes, names, slope and erosion factors on lot 1 and lot 2. If the waivers are granted and the Health Department deficiency has been addressed, 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 Ron Melser and unanimously carried 4-0, the waivers from 1) From Section 153.153 (H) to allow for one 25' opening across the 5' non-access easement for each of lot 1 and lot 2 for continued access onto Roosevelt Road, 2) From filing requirement (C)(9) to only show contour information on lot 1 and lot 2, and 3) From filing requirement (C)(6) to only show soil boundaries, identification codes, names, slope and erosion factors on lot 1 and lot 2 were approved.

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. 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 Weaver and Keough Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

John McNamara
Sky Medors

Aye
Aye

Brett Davis
Ron Melser

Aye
Aye

(Audio position: 0:00:48.0)

Madison Township Fire Station

7310-22 M

SHAWN KLEIN: This Minor Secondary subdivision is located on the west side of State Road 331 approximately 1450' south of Pierce Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 2.6 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. 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 2 openings in the 5' non-access easement for continued access to State Road 311 for Lot 1. If the waiver is granted and the Health Department recommends approval, staff recommends that the subdivision be granted Primary Approval, subject to the following: labeling the width of the drive openings on the plat, revising note 1 to include the drive widths and number of openings requested, and revising note 4 to state that the site is served by private well.

Shawn Klein: Are there two driveway openings? Now you are showing three.

Scott Laidig: There have been three. To get fire trucks in and out.

Sky Medors: Do you remember reviewing this one Hana?

Hana Parkhill: Yes.

Shawn Klein: You looked at all three and you are good with it?

Hana Parkhill: Yes

After due consideration, the following action was taken:

Upon a motion by Ron Melser, being seconded by Sky Medors, P.E. and unanimously carried 4-0, the waivers from 1) From Section 153.135 (H) to allow 2 openings in the 5' non-access easement for continued access to State Road 311 for Lot 1 were approved.

Upon a motion by Sky Medors, P.E., being seconded by Ron Melser 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 Madison Township Fire Station Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: labeling the width

of the drive openings on the plat, revising note 1 to include the drive widths and number of openings requested, and revising note 4 to state that the site is served by private well.

John McNamara	Aye	Brett Davis	Aye
Sky Medors	Aye	Ron Melser	Aye

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

(Audio position: 0:01:48.8)

Upon a motion by Sky Medors, being seconded by Brett Davis, and unanimously carried 5-0, the minutes from the October 20, 2022, Plat Committee were approved.

John McNamara	Aye	Brett Davis	Aye
Sky Medors	Aye	Ron Melser	Aye

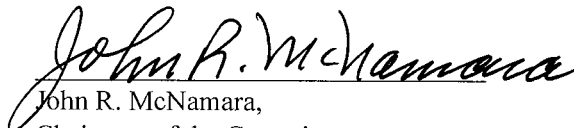
6. ADJOURNMENT:

(Audio position: 0:02:01.0)

Upon a motion by Brett Davis, being seconded by Ron Melser, and unanimously carried 4-0, to adjourn the November 03, 2022, Plat Committee meeting at 8:32 a.m.

John McNamara	Aye	Brett Davis	Aye
Sky Medors	Aye	Ron Melser	Aye

RESPECTFULLY SUBMITTED,


John R. McNamara,
Chairman of the Committee

ATTEST:


Abby Wiles,
Secretary of the Committee