

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

MINUTES

January 19, 2023
8:30 a.m.

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

MEMBERS PRESENT:

Sky Medors, P.E.
Brett Davis
Randy James
John Law
Ron Melser

MEMBERS ABSENT:

Robert L. Kruszynski, Jr.

ALSO PRESENT:

Abby Wiles
Shawn Klein
Shelley Marker

Sky Medors called the meeting to order at 8:30 a.m.

(Audio position: 0:00:09.6)

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:

Blacketor Myrtle Road 2nd Minor

7312-22 M

CARL BROWN-GRIMM: This Minor Primary subdivision is located on the west side of Myrtle road, approximately 915' south of Ireland Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 5.61 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 has issued a deficiency and recommends tabling until the deficiency has been resolved. Reasons for the deficiency include: No soil information for proposed Lot 1. No information on septic system for current Lot 1. Expired septic permit from 2021 has an approved septic design with the structures on Lot 1 and 2 sharing a septic system. The Professional Surveyor, on behalf of the applicant, request the following waiver: From Section 153.135 (H) to allow for one

15' opening across the 5' non-access easement for each of Lot 1 and Lot 2. This opening shall be provided for the existing joint driveway to access Myrtle Road. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely, to provide time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 5-0, Blacketor Myrtle Road 2nd Minor Subdivision is tabled indefinitely. Staff recommends this subdivision be tabled until the Health Department deficiency has been resolved.

Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

Koselak Second Minor

7318-22 M

CARL BROWN-GRIMM: This Minor Secondary subdivision is located on the west side of Pear Road, Approximately 1000 feet south of Harrison Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 9.697 acres. A check of the Agency's maps indicates that while no environmental hazard areas are present, there is a wetland present on Lot 2. The rights-of-way are correct as shown. The County Surveyor, County Engineer, and County Health Department recommend approval. The Professional Surveyor, on behalf of the applicant, request the following waiver: 1) From Section 153.105(C)(2) to not connect the Heritage Pointe Drive Street to the existing street system, and 2) From Section 153.135 (H) to allow for Lot 1 to have one 20' opening across the 5' non-access easement for access onto Pear Road, and for Lot 2 to have one 20' opening across the 5' non-access easement for access onto pear road. The Staff has reviewed this Subdivision and finds that if the waivers are granted, 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 Ron Melser and unanimously carried 5-0, the waivers from 1) From Section 153.105(C)(2) to not connect the Heritage Pointe Drive Street to the existing street system, and 2) From Section 153.135 (H) to allow for Lot 1 to have one 20' opening across the 5' non-access easement for access onto Pear Road, and for Lot 2 to have one 20' opening across the 5' non-access easement for access onto Pear Road were approved.

Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

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 Koselak Second Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

Schmidtendorff's Beech Road Minor 7319-22 M

SHAWN KLEIN: This Minor Primary subdivision is located on the east side of Beech Road approximately 260' north of Douglas Road , St. Joseph County. This subdivision will consist of 2 building lots. The total area is 9.05 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 January 3, 2023, stating that soil borings had not been submitted for the property, and that a property transfer deferment had not been resolved, so septic inspections and water quality tests would be required. The Professional Land Surveyor, on behalf of the applicant, requests the following waiver: 1) From Section 153.135 (H) to allow for two 20' openings in the 5' non-access easement to allow for continued access onto Beech Road for Lot 1, and one 20' opening to allow for future access onto Beech Road for Lot 2. On November 16, 2022, the Area Board of Zoning Appeals granted minimum lot area variances to allow for Lot 1 to be 4.3 acres and Lot 2 to be 4.75 acres. The Staff has reviewed this Subdivision and recommends that it be tabled to the February 2, 2023 meeting of the Plat Committee to provide time to address the Health Department deficiency and revise the plat per the non-conformance memo issued December 22, 2022.

After due consideration, the following action was taken:

Upon a motion by Randy James, being seconded by Ron Melser and unanimously carried 5-0, Schmidtendorff's Beech Road Minor Subdivision is tabled to the February 2, 2023, Plat Committee meeting .

Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Cedar Road approximately 1300' north of Kern Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 70.77 acres. Per the National Wetland's Inventory, a wetland is present at the north end of proposed Outlot 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 recommends approval, but notes that an elevated sand mound septic system with a perimeter drain will be required for Lot 1. The Professional Land Surveyor, on behalf of the applicant, has requested the following waivers: 1) From Section 153.135 (H) to allow for one 25' opening across the 5' non-access easement to allow for future access onto Cedar Road for Lot 1; 2) From Filing Requirement (C)(9) to only show contour information on Lot 1; and 3) From Filing Requirement (C)(6) to only show soil boundaries, identification codes, names, slope, and erosion factors on Lot 1. On November 16, 2022, the Area Board of Zoning Appeals granted a variance from the required lot area minimum of 20 acres to allow a 1.4 acre lot. 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 Ron Melser, 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 Cedar Road for Lot 1;
- 2) From Filing Requirement (C)(9) to only show contour information on Lot 1; and
- 3) From Filing Requirement (C)(6) to only show soil boundaries, identification codes, names, slope, and erosion factors on Lot 1. were approved.

Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

Upon a motion by Randy James, being seconded by Ron Melser 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 Doktor's Cedar Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

3. REPLATS:

None for consideration at this time.

4. MINUTES:

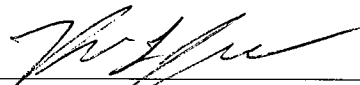
None for consideration at this time.

ADJOURNMENT:

Upon a motion by Randy James, being seconded by Ron Melser, and unanimously carried 5-0, the January 19, 2023, Plat Committee were adjourned at 8:33 a.m.

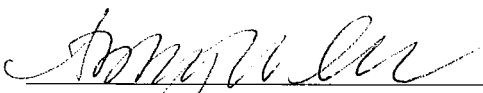
Brett Davis	Aye	John Law	Aye
Sky Medors	Aye	Ron Melser	Aye
Randy James	Aye		

RESPECTFULLY SUBMITTED,



Randy James
Vice - Chairman of the Committee

ATTEST:



Abby Wiles, AICP
Secretary of the Committee