

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

**MINUTES**

January 3, 2019  
8:30 a.m.

Commission Office, Room 1140  
County-City Bldg., South Bend, IN.

**MEMBERS PRESENT:**

John R. McNamara  
Linda Mauller  
Jessica Clark, P.E.  
Roger Nawrot

**MEMBERS ABSENT:**

Chuck Bulot

**ALSO PRESENT:**

Shawn Klein  
Lawrence P. Magliozzi  
Angela Smith

**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. Frances Street and St. Vincent Street Minor

7048-18-M

SHAWN KLEIN: This Minor Primary subdivision is located at the Northeast corner of Frances Street and St. Vincent Street, City of South Bend. This subdivision will consist of 4 building lots. The total area is 0.78 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 City Engineer recommend approval. The registered land surveyor, on behalf of the applicant, requests the following waiver: Section 21-14.04 (b)(1)(A)(iii): a waiver from the requirement of showing Township, Range or Section line accurately tied to the subdivision by bearing and distance in feet and hundreds thereof. The Staff has reviewed this Subdivision and finds that if the waiver is granted, it complies with the requirements for Primary Approval as specified by the City of South Bend 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 Jessica Clark, being seconded by Roger Nawrot and

unanimously carried, the waivers from Section 21-14.04 (b)(1)(A)(iii): a waiver from the requirement of showing Township, Range or Section line accurately tied to the subdivision by bearing and distance in feet and hundreds thereof was approved.

Upon a motion by Jessica Clark, being seconded by Roger Nawrot and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Frances Street and St. Vincent Street Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

C. Cataldo Homestead Minor

7049-18-M

SHAWN KLEIN: This Minor Primary subdivision is located on North side of SR 23 (Prairie Avenue) and approximately 440 feet Southwest of New Energy Drive, City of South Bend. We have a request to table this until the January 17, 2019 meeting of the Plat Committee, per the request of the applicant's surveyor on behalf of the applicant.

After due consideration, the following action was taken:

Upon a motion by Jessica Clark, being seconded by Linda Mauller and unanimously carried, Cataldo Homestead Minor Subdivision is tabled to the January 17, 2019 Plat Committee meeting per the request of the applicant's Surveyor, on behalf of the applicant.

D. Sheets' Madison Trail Minor

7051-18-M

SHAWN KLEIN: This Minor Primary subdivision is located on the East side of Madison Trail approximately 2,715 feet Northwest of New Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 4.68 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 registered land surveyor, on behalf of the applicant, requests the following waivers: 1.) From Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street. 2.) From Section 153.025(M) to allow for two 30' openings across the 5' non-access easement for continued access onto Madison Trail. On December 12, 2018, the Area Board of Zoning Appeals granted the following variance: from the required 20 acres to 4.68 acres. 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 Linda Mauller, being seconded by Jessica Clark and unanimously carried, the waivers 1.) From Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street. 2.) From Section 153.025(M) to allow for two 30-' openings across the 5' non-access easement for continued access onto Madison Trail were approved.

Upon a motion by Linda Mauller, being seconded by Jessica Clark and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Sheets' Madison Trail Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

E. Sheets' New Road Minor 7052-18-M

SHAWN KLEIN: This Minor Primary subdivision is located On the North side of New Road North of the intersection of New Road and Fir Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 4.63 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 registered land surveyor, on behalf of the applicant, requests the following waivers: 1.) From Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street. 2.) From Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto New Road. On December 12, 2018, the Area Board of Zoning Appeals granted the following variance: From the required 20 acres to 4.63 acres. 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 Linda Mauller, being seconded by Roger Nawrot and unanimously carried, the waivers 1.) From Section 153.021(F) to not have a frontage street or reverse frontage with a minimum 5' non-access easement along the arterial street. 2.) From Section 153.025(M) to allow for one 20' opening across the 5' non-access easement for continued access onto New Road were approved.

Upon a motion by Roger Nawrot, being seconded by Jessica Clark and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Sheets' New Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control

Ordinance and is granted Primary Approval.

3. REPLATS

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

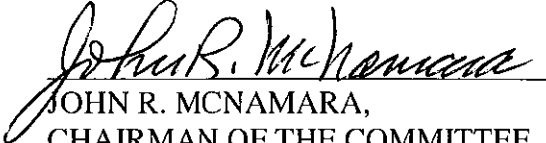
None for consideration at this time.

5. MINUTES:

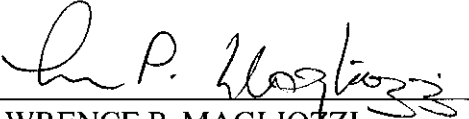
There were no minutes for approval at this time.

6. ADJOURNMENT: 8:35 a.m.

RESPECTFULLY SUBMITTED,

  
JOHN R. MCNAMARA,  
CHAIRMAN OF THE COMMITTEE

ATTEST:

  
LAWRENCE P. MAGLIOZZI,  
SECRETARY OF THE COMMITTEE