

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

AGENDA

April 4, 2019
8:30 a.m.

Commission Office, Room 1140
County-City Building, South Bend, IN

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

- A. Belle Terre at South Bend Major Subdivision 7062-19-P

ITEMS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time

2. MINOR PLATS:

- A. Whitesel's Quince Road Minor Subdivision 7059-19-M
- B. Hahn's Lay Trail Minor 7061-19-M

3. REPLATS

None for consideration at this time

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time

5. MINUTES:

- A. Approval of the minutes from the March 21, 2019 meeting of the Plat Committee.

6. ADJOURNMENT:

**THE TECHNICAL REVIEW COMMITTEE OF
THE AREA PLAN COMMISSION OF
ST. JOSEPH COUNTY, IN**

AGENDA

April 4, 2019

8:35 a.m.

Commission Office, Room 1140
County-City Building, South Bend, IN

Hildreth Lilac Road Major Subdivision

7064-19-P

West's Madison Road Major Subdivision

7065-19-P

Golubski's Johnson Road Minor Subdivison

7066-19-M

ADJOURNMENT

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

MINUTES

April 4, 2019
8:30 a.m.

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

MEMBERS PRESENT:
Sue Ellen Doudrick
Mark Espich
John R. McNamara
Chuck Bulot

MEMBERS ABSENT:
Jessica Clark, P.E.

ALSO PRESENT:
Lawrence P. Magliozzi
Shawn Klein
Jennifer Henthorn

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

B. Belle Terre at South Bend Major

7062-19-P

SHAWN KLEIN: This Major Primary subdivision is located on the South side of Cleveland Road approximately 120' East of Fernwood Drive, St. Joseph County. This subdivision will consist of 12 building lots and 1 outlot. The total area is 4.22 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 registered land surveyor, on behalf of the applicant, requests the following waiver: 1) from Section 153.021 (V) Design Standards for All Public Streets for the portion of Bracken Fern Court within the subdivision where the half right-of-way width is less than 25'. 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.

MIKE DANCH of Danch, Harner & Associates, Inc. with offices located at 1643 Commerce Drive, South Bend, IN presented the subdivision plat.

IN FAVOR

There was one person to speak in favor of this petition. She was:

LYN LEONE of 18550 Cleveland Road, South Bend, IN

REMONSTRANCE

There were two people to speak in remonstrance of this petition. They were:

HARRY STORMS of 53177 Fiddlehead Court, South Bend, IN.

ROBERT SMITH of 53245 Bracken Fern Drive, South Bend, IN.

REBUTTAL

MIKE DANCH presented the rebuttal.

ADDITIONAL COMMENTS

HARRY SMITH asked a question.

SUE ELLEN DOUDRICK spoke.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sue Ellen Doudrick and unanimously carried, the waivers from 1) from Section 153.021 (V) Design Standards for All Public Streets for the portion of Bracken Fern Court within the subdivision where the half right-of-way width is less than 25' was approved.

Upon a motion by Sue Ellen Doudrick, being seconded by and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Belle Terre at South Bend Major Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

2. MINOR PLATS:

A. Hahn's Lay Trail Minor

7061-19-M

SHAWN KLEIN: This Minor Primary subdivision is located on the West side of Lay

Trail approximately 1,000' North of Madison Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 15.53 acres. National Wetland Inventory maps indicate that wetlands are present on Outlot A. A note has been placed on the plat regarding restrictions on development and construction within the areas as delineated on this plat. 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. We are still waiting on comments from the County Health Department. 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 five foot non-access easement along the arterial street; 2) from Section 153.025(M) to allow one 30' opening across the 5' non-access easement for continued access onto Lay Trail for Lot 1 and to allow one 57.13' opening across the 5' non-access easement for future access for Outlot A.

On March 13, 2019, the Area Board of Zoning Appeals approved the following variances: 1) from the 20 acres minimum lot area to 3.30 acres for Lot 1 and 12.20 acres for Outlot A; and 2) from the 600' minimum lot frontage to 370' for Lot 1 and 57.13' for Outlot A. The Health Department has yet to review this subdivision.

After due consideration, the following action was taken:

Upon a motion by Chuck Bulot, being seconded by Sue Ellen Doudrick
And carried, Hahn's Lay Trail Minor Subdivision is tabled to the April 18, 2018
Plat Committee meeting as the Health Department has yet to review this
subdivision.

A. Whitesel's Quince Road Minor 7059-19-M

SHAWN KLEIN: This Minor Secondary subdivision is located on the East side of Quince Road approximately 2,400' South of Darden Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 9.588 acres. A check of the Agency's maps indicate 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 that following waivers: 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five foot 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 Quince 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.

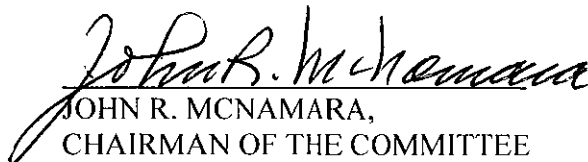
After due consideration, the following action was taken:

Upon a motion by Sue Ellen Doudrick, being seconded by Chuck Bulot and unanimously carried, the waivers from 1) from Section 153.021(F) to not have a frontage street or reverse frontage with a minimum five-foot 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 Quince Road were approved.

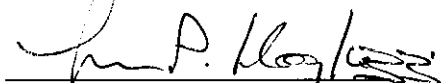
Upon a motion by Chuck Bulot, being seconded by Sue Ellen Doudrick and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Whitesel's Quince Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

3. REPLATS
4. TYPE II CORRECTIVE PLATS:
5. MINUTES:
 - A. Approval of the minutes from the March 21, 2019 meeting of the Plat Committee.
6. ADJOURNMENT: 8:43 a.m.

RESPECTFULLY SUBMITTED,


JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:


LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMITTEE