

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

AGENDA

April 18, 2019
8:30 a.m.

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

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

None for consideration at this time

ITEMS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time

2. MINOR PLATS:

A. Hahn's Lay Trail Minor 7061-19-M

3. REPLATS

A. Portage Prairie Minor #8, First Replat 7063-19-R

5. MINUTES:

A. Approval of the minutes from the April 4, 2019 meeting of the Plat Committee.

6. ADJOURNMENT:

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

AGENDA

April 18, 2019
8:35 a.m.

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

Krathwohl's Miami Highway Minor	7067-19-M
Kemble Street and Indiana Avenue Minor	7069-19-M
Seitz Park Minor	7070-19-M
Troyer's Beech Road Major Subdivision 1st Replat	7071-19-R
ADJOURNMENT	

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

MINUTES

April 18, 2019
8:30 a.m.

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

MEMBERS PRESENT:

Jessica Clark, P.E.
Mark Espich
Chuck Bulot
Roger Nawrot
John R. McNamara

ALSO PRESENT:

Shawn Klein
Jennifer Henthorn

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

- A. Hahn's Lay Trail Minor 7061-19-M

SHAWN KLEIN: This Minor Secondary 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, 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 five-foot non-access easement along the arterial street; and 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 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 Roger Nawrot, being seconded by Jessica Clark 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; and 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 were approved.

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

3. REPLATS

A. Portage Prairie Minor #8, First Replat

7063-19-R

SHAWN KLEIN: This Replat Secondary subdivision is located on the South side of Adams Road approximately 740' East of Dylan Drive, City of South Bend. This replat will consist of 2 lots being replatted to 2 lots. The total area for this replat is 52.24 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: From Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for future access onto Mayflower 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 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 Roger Nawrot, being seconded by Jessica Clark and unanimously carried, the waivers from Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for future access onto Mayflower Road was approved.

Upon a motion by Roger Nawrot, being seconded by Chuck Bulot and carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Portage Prairie Minor #8, First Replat Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

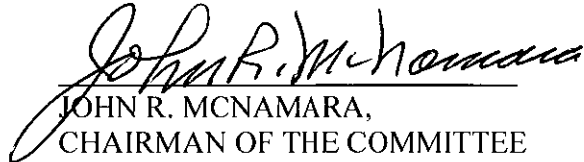
4. TYPE II CORRECTIVE PLATS:

5. MINUTES:

There were no minutes to approve at this time.

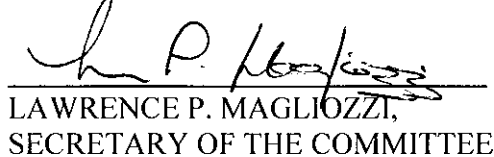
6. ADJOURNMENT: 8:33 a.m.

RESPECTFULLY SUBMITTED,



JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:



LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMITTEE