

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

MINUTES

January 2, 2020
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara
Brett Davis
Sky Medors
Dave Cherrone

ALSO PRESENT:

Shawn Klein
Lawrence P. Magliozzi
Ryan Fellows
Samantha Keultjes

LARRY MAGLIOZZI began the Plat Committee meeting by requesting nominations for the Chairman and Vice Chairman of the Committee. After due consideration, the following action was taken: (Audio Position: 0:30)

Upon a motion by Sky Medors, being seconded by Brett Davis and unanimously carried, the Plat Committee nominated John McNamara as Chairman.

Upon a motion by Sky Medors, being seconded by Dave Cherrone and unanimously carried, the Plat Committee nominated Jessica Clark as Vice Chairman.

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 – PRIMARY APPROVAL:

A. Mayflower Trail

6775-15-P
(Audio Position: 1:52)

SHAWN KLEIN: This Major Primary subdivision is located at the northeast corner of Kern Road and Mayflower Road, St. Joseph County. This subdivision will consist of 5 building lots and 1 outlot. The total area is 55.29 acres. This property is currently zoned "R" Single Family District. 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 recommends approval. The County Engineer recommends

approval subject to Lot 2 and Lot 3 sharing access. The County Health Department recommends approval subject to submittal of a revised application for a Health Officer's Report with the updated number of lots. 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 future access onto Kern Road for Lot 1 and one 20' opening across the 5' non-access easement for each of Lots 2-5 to provide future access onto Mayflower Road. The waivers were approved by the Plat Committee on December 19, 2019.

The Staff has reviewed this Subdivision and finds that if the waivers are granted and the following condition is adhered to, 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, subject to the following: shared access for Lot 2 and Lot 3.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Mayflower Trail Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: shared access for Lot 2 and Lot 3 and a revised application for a Health Officer's Report.

2. MINOR PLATS:

A. River Valley Church 2nd Minor

7119-19-M
(Audio Position: 2:27)

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Bittersweet Road approximately 160' South of US 20, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 6.92 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 November 20, 2019, as a Health Officer's Report application had not been submitted at that point and the soil borings and septic system location had not been shown. On December 16, 2019, the Health Department issued an updated deficiency stating the dimensions and locations of a proposed septic easement are not clear, the revision date has not been updated, and the revised SDS has not been submitted to Area Plan. The Health Department now recommends approval based on the revised SDS dated December 17,

2019. 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 for two 40' openings across the 5' non-access easement for continued access onto Bittersweet Road for Lot 1.

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 Sky Medors, being seconded by Brett Davis 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 for two 40' openings across the 5' non-access easement for continued access onto Bittersweet Road for Lot 1, were approved.

Upon a motion by Sky Medors, being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and River Valley Church 2nd Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

B. Suiter's Currant Road Minor

7120-19-M
(Audio Position: 2:59)

SHAWN KLEIN: This Minor Primary subdivision is located on the west side of Currant Road approximately 160' North of Pokagon Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 4.16 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 November 20, 2019, stating that Lot 2 is unsuitable for a septic system, and Lot 1 will require a Type 2 elevated sand mound replacement system, and therefore a larger future septic area. The Health Department now recommends approval subject to approval of the Drainage Board and County Engineering to discharge the perimeter drain into Willow Creek, and submittal of approval from AEP to cross their utility easement with the Lot 1 perimeter drain outfall tile. 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 for one 25' opening across the 5' non-access easement for continued access onto Currant Road for Lot 1, and one 30' opening across the non-access easement for continued access onto Currant Road for Lot 2. The subdivision was tabled at the December 5, 2019 meeting of the Plat Committee to provide time for the subdivision to obtain Health Department approval and for outstanding non-conformance items to be corrected.

The Staff has reviewed this Subdivision and finds that if the waivers are granted and the following condition is adhered to, 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, subject to the following: approval of the Drainage Board and County Engineering to discharge the perimeter drain into Willow Creek, and submittal of approval from AEP to cross their utility easement with the Lot 1 perimeter drain outfall tile.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, being seconded by Brett Davis 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 for one 25' opening across the 5' non-access easement for continued access onto Currant Road for Lot 1, and one 30' opening across the non-access easement for continued access onto Currant Road for Lot 2, were approved.

Upon a motion by Sky Medors, being seconded by Brett Davis and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Suiter's Currant Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: approval of the Drainage Board and County Engineering to discharge the perimeter drain into Willow Creek, and submittal of approval from AEP to cross their utility easement with the Lot 1 perimeter drain outfall tile.

C. Andrews' McKinley Highway Minor

7125-19-M
(Audio Position: 3:40)

SHAWN KLEIN: This Minor Primary subdivision is located northeast of the intersection of McKinley Highway and Buckeye Road, St. Joseph County. This subdivision will consist of 2 building lots. The total area is 8.66 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 December 31, 2019, stating that the proposed use of the commercial building on Lot 2 has not been stated, the septic tank location for Lot 1 has not been indicated, the proposed well locations do not meet setback standards listed in County Code 52, and the required setbacks between wells and septic systems have not been met. 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 for two 15' opening across the 5' non-access easement for continued access onto McKinley Highway for Lot 1 and one 52' opening across the 5' non-access easement for continued access onto access onto McKinley Highway for Lot 2. On November 13, 2019, the Area Board of Zoning Appeals granted the following variance: 1) from the minimum required side setback for parking of 5' to 2.5' for Lot 2.

The Staff has reviewed this Subdivision and recommends that it be tabled until the January 16, 2020 Plat Committee meeting to allow time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, being seconded by Brett Davis and unanimously carried, Andrews' McKinley Highway Minor Subdivision is tabled to the January 16, 2020 Plat Committee meeting to allow time for the Health Department deficiency to be addressed.

3. REPLATS:

None for consideration at this time.

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

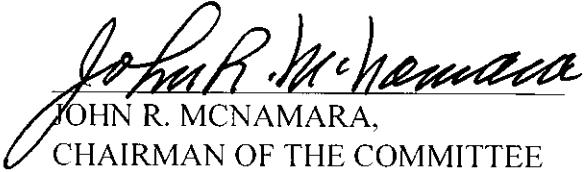
A. Approval of the minutes of the Plat Committee meeting of December 19, 2019

Upon a motion by Sky Medors, being seconded by Brett Davis and unanimously carried, the minutes of the Plat Committee meeting of December 19, 2019 were approved.

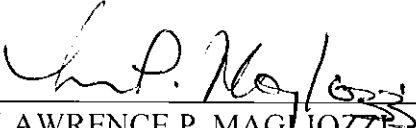
6. ADJOURNMENT:

Upon a motion by Sky Medors, being seconded by Dave Cherrone and unanimously carried, the January 2, 2020 Plat Committee meeting adjourned at 8:34 a.m.

RESPECTFULLY SUBMITTED,


JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:


LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMITTEE