

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

MINUTES

June 18, 2020
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, P.E., L.S.
Sky Medors, P.E.
Dave Cherrone
Brett Davis

ALSO PRESENT:

Shawn Klein
Ryan D. Fellows
Samantha Keultjes

SUBDIVISIONS REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - PRIMARY APPROVAL:

A. Cherry Road Townhomes Major 7152-20-P

SHAWN A KLEIN: This Major Primary subdivision is located on the east side of Cherry Road, 370' south of Adams Road, St. Joseph County. This subdivision will consist of 8 building lots. The total area is 1.30 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 recommends approval. The County Engineer recommends approval subject to revising the Cherry Road street classification on the plat to "arterial". The County Health Department recommends 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 a 30' private road to cross the 5' non-access easement for future access onto Cherry Road for Lots 1-8. On September 12, 2018, the Area Board of Zoning Appeals granted the following waivers: 1) from the minimum lot area of 6000 sq ft to 3793 sq ft, 2) from the required minimum front setback of 35' to 17.8', 3) from the required minimum lot width of 75' to 36.3', 4) from the required public or municipal water system for a four family dwelling unit to wells. 5) from the required minimum side yard setback of 8' to 0', and 6) from the required frontage on an improved public road to no frontage. On October 9, 2018, the St. Joseph County Council approved a special uses for a four family dwelling unit. If the Health Department recommends approval prior to the Plat Committee meeting, then the Staff recommends that this Subdivision be granted Primary Approval, subject to the following: Revising the street classification of Cherry Road to arterial and providing a new name for Blossom Court (there is already a Blossom Drive in St. Joseph County).

Otherwise, staff recommends that this subdivision be tabled to the July 2, 2020 meeting of the Plat Committee.

IN FAVOR

REMONSTRANCE

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone 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 a 30' private road to cross the 5' non-access easement for future access onto Cherry Road for Lots 1-8. were approved.

Upon a motion by Sky Medors, P.E., 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 Cherry Road Townhomes Major Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Revising the street classification of Cherry Road to arterial and providing a new name for Blossom Court (there is already a Blossom Drive in St. Joseph County).

B. Blooming Meadows Major

7153-20-P

SHAWN A KLEIN: This Major Primary subdivision is located at the northeast corner of Elm Road and Adams Road, St. Joseph County. This subdivision will consist of 6 building lots. The total area is 6.56 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 recommends approval. The County Surveyor recommends approval subject to drainage plan approval, verification that the I & M easement will not conflict with the proposed drainage easement, and classification of Adams Road and Elm Road as arterials. The County Health Department recommends approval subject to inclusion of the location of the septic systems and well of the residence currently on the lot and addition of all soil boring locations to the Support Data Sheet. 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 3 shared 30' openings across the 5' non-access easement for future access onto Elm Road for Lots 1-6.

If the Health Department recommends approval prior to the Plat Committee meeting, than the Staff recommends that this Subdivision be granted Primary Approval, subject to the following: 1) adding the waivers to the plat, 2) revising header to read "a resubdivision of Lot A...", not a replat, 3) drainage plan approval and verification that the I&M easement will not conflict with the drainage easement, and 4) classification of Adams Road and Elm Road as arterials. Otherwise, staff recommends the subdivision be tabled to the July 2, 2020 meeting of the Plat Committee.

IN FAVOR

REMONSTRANCE

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., 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 3 shared 30' openings across the 5' non-access easement for future access onto Elm Road for Lots 1-6, were approved.

Upon a motion by Sky Medors, P.E., 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 Blooming Meadows Major Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) adding the waivers to the plat, 2) revising header to read "a resubdivision of Lot A.", not a replat, 3) drainage plan approval and verification that the I&M easement will not conflict with the drainage easement, and 4) classification of Adams Road and Elm Road as arterials, and 5) inclusion of the location of the septic system and well of the residence currently on the lot and addition of all soil boring locations to the support data sheet.

SUBDIVISIONS NOT REQUIRING A PUBLIC HEARING

1. MAJOR SUBDIVISIONS - SECONDARY APPROVAL:

None for consideration at this time.

2. MINOR PLATS:

A. Laidig's 3rd Dogwood Road Minor

7154-20-M

SHAWN A KLEIN: This Minor Primary subdivision is located on the west side of Dogwood Road approximately 1440' south of Riley Road, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 20 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 June 17, 2020, as the existing septic system had not been accurately depicted. 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 40' and one 50' opening across the 5' non-access easement for continued access onto Dogwood Road for Lot 1 and to allow for one 40' opening across the 5' non-access easement for future access onto Dogwood Road for Outlot A. A variance petition from the minimum lot area of 20 acres to 6.2 acres has been filed with the Area Board of Zoning Appeals and will be heard on July 8, 2020. The Staff has reviewed this Subdivision and recommends that it be tabled until the July 2, 2020 meeting of the Plat Committee to allow time for the Health Department deficiency to be addressed.

After due consideration, the following action was taken:

Upon a motion by Brett Davis, being seconded by Sky Medors, P.E. and unanimously carried, Laidig's 3rd Dogwood Road Minor Subdivision is tabled to the July 2, 2020 Plat Committee meeting to allow time for the Health Department deficiency to be addressed. .

3. REPLATS:

B. Fernwood at Cleveland Phase Three Second Replat 7137-20-R

SHAWN A KLEIN: This primary replat is located on the south side of Cleveland Road approximately 1300' west of Ironwood Road , St. Joseph County. This replat will consist of 27 lots being replatted to 19 lots. The total area for this replat is 13.38 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 subdivision was tabled on March 19, 2020 and June 4, 2020 at the request of the registered land surveyor due to ongoing discussions with the City of South Bend regarding the relocation of a sewer line within this replat. The Staff has reviewed this Subdivision and recommends that it be tabled indefinitely to allow time to resolve the sewer line relocation issue.

After due consideration, the following action was taken:

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, Fernwood at Cleveland Phase Three Second Replat Subdivision is tabled indefinitely to allow time to resolve the sewer line relocation issue. .

4. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

5. MINUTES:

A. Approval of the minutes from the June 4, 2020 Plat Committee meeting.

Upon a motion by Sky Medors, P.E., being seconded by Brett Davis and unanimously carried, the minutes from the June 4, 2020 Plat meeting were approved.

6. ADJOURNMENT:

Upon a motion by Sky Medors, P.E., being seconded by Dave Cherrone and unanimously carried, the June 18, 2020 Plat Committee meeting adjourned at 8:38 a.m.

RESPECTFULLY SUBMITTED,


JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:



RYAN D. FELLOWS,
Secretary of the Committee