

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

MINUTES

March 5, 2020
8:30 a.m.

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

MEMBERS PRESENT:

Sky Medors
Chuck Bulot
Mark Espich
Dave Cherrone

MEMBERS ABSENT:

John R. McNamara

ALSO PRESENT:

Lawrence P. Magliozzi
Ryan Fellows
Shawn Klein
Samantha Keultjes

Upon a motion by Dave Cherrone, being seconded by Mark Espich and unanimously carried, the Plat Committee nominated Sky Medors to be the interim Chair for the meeting.

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. Small's Osborne Road Minor

7133-20-M

SHAWN KLEIN: This Minor Primary subdivision is located northwest of the intersection of Osborne Road and Osborne Trail, St. Joseph County. This subdivision will consist of 1 building lot and 1 outlot. The total area is 22.40 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 5' non-access easement along the arterial street, and 2) from Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for continued access onto Osborne Road for Lot 1. On February 12, 2020, the Area Board of Zoning Appeals granted the following waivers: 1) from the minimum required lot area of 20 acres to 16.40 acres for proposed Lot 1, 2) from the minimum required frontage of 200' to 80.19' of frontage for proposed Lot 1, 3) from the minimum required lot area of 20 acres to 6.00 acres for proposed Outlot A, and 4) from the minimum required frontage of 200' to 0' for proposed 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 Dave Cherrone, being seconded by Mark Espich and unanimously carried, the waivers from 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, and 2) from Section 153.025(M) to allow for one 30' opening across the 5' non-access easement for continued access onto Osborne Road for Lot 1 were approved.

Upon a motion by Chuck Bulot, being seconded by Mark Espich and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Small's Osborne 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:

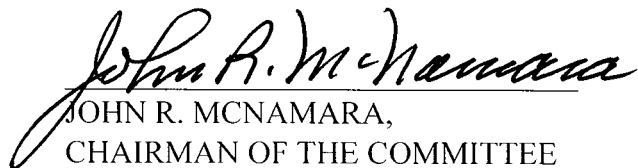
A. Approval of the minutes from the February 20, 2020 Plat Committee meeting.

Upon a motion by Chuck Bulot, being seconded by Mark Espich and unanimously carried, the minutes from February 20, 2020 were approved.

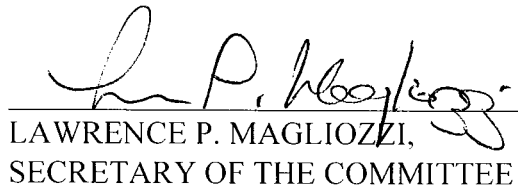
6. ADJOURNMENT:

Upon a motion by Chuck Bulot, being seconded by Mark Espich and unanimously carried, the March 5, 2020 Plat Committee meeting adjourned at 8:31 a.m.

RESPECTFULLY SUBMITTED,


JOHN R. MCNAMARA,
CHAIRMAN OF THE COMMITTEE

ATTEST:


LAWRENCE P. MAGLIOZZI,
SECRETARY OF THE COMMITTEE