

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

**MINUTES**

April 5, 2018  
8:30 a.m.

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

MEMBERS PRESENT:

John R. McNamara, Ayoka Paek,  
Sue Ellen Doudrick

MEMBERS ABSENT:

Jessica Clark, P.E., Linda Mauller

ALSO PRESENT:

Larry Magliozzi, Anthony Molnar,  
Jennifer Parcell; Staff

**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. Southlawn Minor

6964-17-M

LARRY MAGLIOZZI: This Minor Primary subdivision is located on the east side of State Road 931 approximately 350 feet south of Southland Avenue, City of South Bend. This subdivision will consist of 4 building lots. The total area is 4.90 acres. SF1 Single Family & Two Family District, LB Local Business District and 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 and City Engineer recommend approval. The County Health Department requested additional information on the existing septic systems and wells on Lots 1, 2 and 4. The Department reviewed the additional information requested of the registered land surveyor, and provided a favorable recommendation on March 23, 2018. Lots 1, 2 and 4 have private well and septic systems. Upon their failure, they will be required to connect to municipal water and sanitary sewer currently available to the lots. This subdivision was tabled indefinitely on February 18, 2018. The Staff has reviewed this Subdivision and finds 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 Ayoka Paek, 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 Southlawn Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. Bonham Locust Road Minor

6975-18-M

LARRY MAGLIOZZI: This Minor Primary subdivision is located on the west side of Locust Road approximately 521' south of Roosevelt Road, St. Joseph County. This subdivision will consist of 1 building lot. The total area is .999 acres. R Residential, unincorporated St. Joseph County 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, with a 40' half right-of-way dedication along Locust Road. The County Surveyor, County Engineer, and County Health Department recommend approval. The registered land surveyor, on behalf of the applicant, requests the following waiver(s): 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 future access onto Locust 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 Ayoka Paek, being seconded by Sue Ellen Doudrick 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 future access onto Locust Road were approved.

Upon a motion by Ayoka Paek, 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 Bonham Locust Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

C. Heritage Land Operations Currant Road Minor 6976-18-M

LARRY MAGLIOZZI: This Minor Primary subdivision is located on the west side of Currant Road approximately 1,971' north of Cleveland Road, St. Joseph County. This subdivision will consist of 1 building lot and one outlot. The total area is 11.14 acres. A Agriculture, unincorporated St. Joseph County 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 with a 40' half right-of-way dedication along Current Road. The County Surveyor, County Engineer, and County Health Department recommend approval. On March 14, 2018, the Area Board of Zoning Appeals granted the following variances: 1) from the required 20 acre minimum lot size to 5.56 acres, and 2) from the required 30' side yard setback for an existing structure to 9'

along the north property line. The registered land surveyor, on behalf of the applicant, requests the following waiver(s): 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 25' opening across the 5' non-access easement for continued access onto Current 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 Ayoka Paek, being seconded by Sue Ellen Doudrick 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 25' opening across the 5' non-access easement for continued access onto Current Road were approved.

Upon a motion by Ayoka Paek, being seconded by Jessica Clark, and unanimously carried, the Plat Committee finds the evidence adduced at this Plat Committee Hearing supports each element of the Staff Report, and Heritage Land Operations Currant Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

D. Geyer's Shively Road Minor 6977-18-M

LARRY MAGLIOZZI: This Minor Primary subdivision is located on the south side of Shively Road, approximately 3,766' east of SR 931, St. Joseph County. This subdivision will consist of 1 building lot. The total area is 2.2 acres. A Agriculture in unincorporated St. Joseph County 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, with 40' half right-of-way dedication along Shively Road. The County Surveyor, County Engineer, and County Health Department recommend approval. On March 14, 2018, the Area Board of Zoning Appeals granted the following variances: 1) from the required 20-acre minimum lot size to 1.8 acres, and 2) from the required 30' rear yard setback to 12'. The registered land surveyor, on behalf of the applicant, requests the following waiver(s): 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 30' opening across the 5' non-access easement for continued access onto Shively 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 Ayoka Paek, being seconded by Sue Ellen Doudrick 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 30' opening across the 5' non-access easement for continued access onto Shively Road were approved.

Upon a motion by Ayoka Paek, 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 Geyer's Shively Road Minor Subdivision therefore complies with the St. Joseph County Subdivision Control Ordinance and is granted Primary Approval.

E. Cascade Minor 6978-18-M

LARRY MAGLIOZZI: This Minor Primary subdivision is located on the south side of Colfax Avenue, approximately 400' west of Niles Avenue., City of South Bend. This subdivision will consist of 4 building lots. The total area is 1.98 acres. CBD Central Business District, City of South Bend. 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. No additional dedications were required. The County Surveyor and City Engineer recommend approval. The registered land surveyor, on behalf of the applicant, requests the following waiver(s): 1) from Section 21-14.03(f)(5) Lots shall abut a public street 2) from Section 21-14.04(b)(1)(A)(vii) showing dimensioned building setback lines. 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, subject to correcting typographic errors in the legal description.

After due consideration, the following action was taken:

Upon a motion by Ayoka Paek, being seconded by Sue Ellen Doudrick and unanimously carried, the waivers from 1) from Section 21-14.03(f)(5) Lots shall abut a public street 2) from Section 21-14.04(b)(1)(A)(vii) showing dimensioned building setback lines were approved.

Upon a motion by Ayoka Paek, 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 Cascade Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

F. Echoes Minor 6979-18-M

LARRY MAGLIOZZI: This Minor Primary subdivision is located on the west side of Ironwood, approximately 168' north of Peachtree, City of South Bend. This subdivision will

consist of 26 building lots. The total area is 3.54 acres. SF2 Single Family and Two Family District, City of South Bend 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. No additional dedications were required. The County Surveyor and City Engineer recommend approval. On September 19, 2017, the Area Plan Commission approved the following variances: 1) from the required minimum 25' lot frontage to no frontage for Lots 3-13 & 16-26; 2) from the required minimum 5' side yard to 0' for all lots with a minimum of 10' between buildings; 3) from the required minimum lot width of 40' to a minimum of 32' for Lots 3-13 & 16-26; 4) from the required minimum 25' front yard to 19' for lots 1 & 2 along Rosemary and Lots 14 & 15 along Ironwood; and 5) from the requirement of Grade level improvements only allowed in one side yard and having a width not less than 8' and not greater than 16', to being allowed in all side yards and having a width of 22' for driveways and 10' for parking spaces. The registered land surveyor, on behalf of the applicant, requests the following waivers: 1) from Section 21-14.04(b)(1)(A)(vii) showing dimensioned building setback lines, 2) from Section 21-14.03(f)(1) Residential lots shall in no case be less than sixty (600 feet in width at the building line, nor contain less than six thousand (6,000) square feet in area, and 3) from Section 21-14.03(f)(5) Lots shall abut a public street. 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 Ayoka Paek, being seconded by Sue Ellen Doudrick and unanimously carried, the waivers from 1) from Section 21-14.04(b)(1)(A)(vii) showing dimensioned building setback lines, 2) from Section 21-14.03(f)(1) Residential lots shall in no case be less than sixty (600 feet in width at the building line, nor contain less than six thousand (6,000) square feet in area, and 3) from Section 21-14.03(f)(5) Lots shall abut a public street were approved.

Upon a motion by Ayoka Paek, 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 Echoes Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

2. REPLATS

None for consideration at this time.

3. TYPE II CORRECTIVE PLATS:

None for consideration at this time.

4. MINUTES:

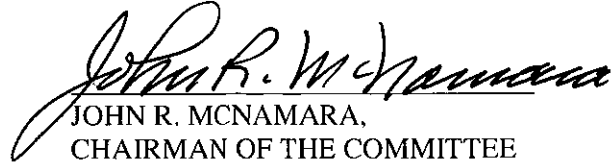
A. Approval of the minutes from the March 15, 2018 meeting of the Plat Committee.

After due consideration, the following action was taken:

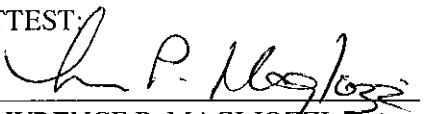
Upon a motion by Ayoka Paek, being seconded by Sue Ellen Doudrick and unanimously carried the minutes from the March 15, 2018 meeting of the Plat Committee were approved.

6. ADJOURNMENT: 8:35 a.m.

RESPECTFULLY SUBMITTED,

  
JOHN R. MCNAMARA,  
CHAIRMAN OF THE COMMITTEE

ATTEST:

  
LAWRENCE P. MAGLIOZZI,  
SECRETARY OF THE COMMITTEE