



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

AGENDA

Monday, March 18, 2024 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS - None for consideration

B. MAJOR SUBDIVISIONS

- Name:** SOUTHFIELD VILLAGE PHASE TWO PC#0193-24
Location: Southeast corner of Miami Road and Miami Circle
Petitioner: SOUTHFIELD VILLAGE INC
Requested Action:
Variance(s):
 - 1) from the maximum 48' width of a duplex to 108';
 - 2) from the required 25' corner yard setback to 20.5';

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

- Name:** BRIGHTWORK'S MINOR PC#0194-24
Location: 3931 Portage and vacant adjacent lot
- Name:** FRANCES STREET SECOND MINOR SUBDIVISION PC#0195-24
Location: West side of Frances between Corby and Howard
- Name:** CHARLES MARTIN SR. DRIVE MINOR SUBDIVISION PC#0196-24
Location: Charles Martin Sr. Drive between Lincoln Way West and LaSalle Avenue
- Name:** WESTERN AND WALNUT MINOR SUBDIVISION PC#0197-24
Location: Southwest corner of Western and Walnut
- Name:** HARRISON AVENUE MINOR SUBDIVISION PC#0198-24
Location: 748 and 750 Harrison



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- B. FINDINGS OF FACT – February 19, 2024
- C. MINUTES – February 19, 2024
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.

Property Information

Subdivision Name: **SOUTHFIELD VILLAGE PHASE TWO**

Location: Southeast corner of Miami Street and Miami Circle

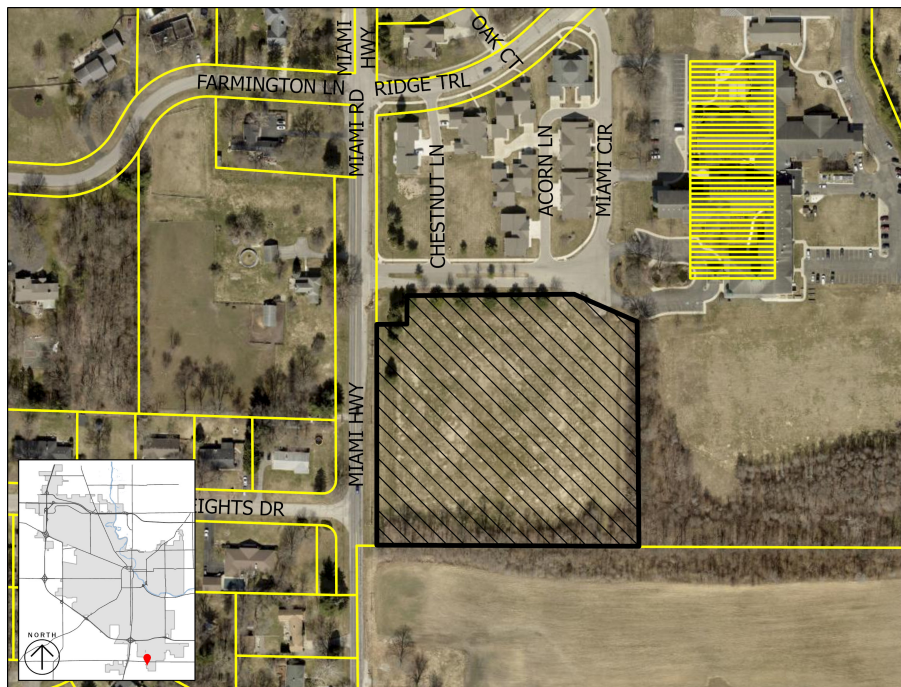
Requested Action

Major subdivision: The total area of the subdivision is 5.08 acres and will consist of 1 building lot.

Variance(s):

- 1) from the maximum 48' width of a duplex to 108'
- 2) from the required 25' corner yard setback to 20.5'

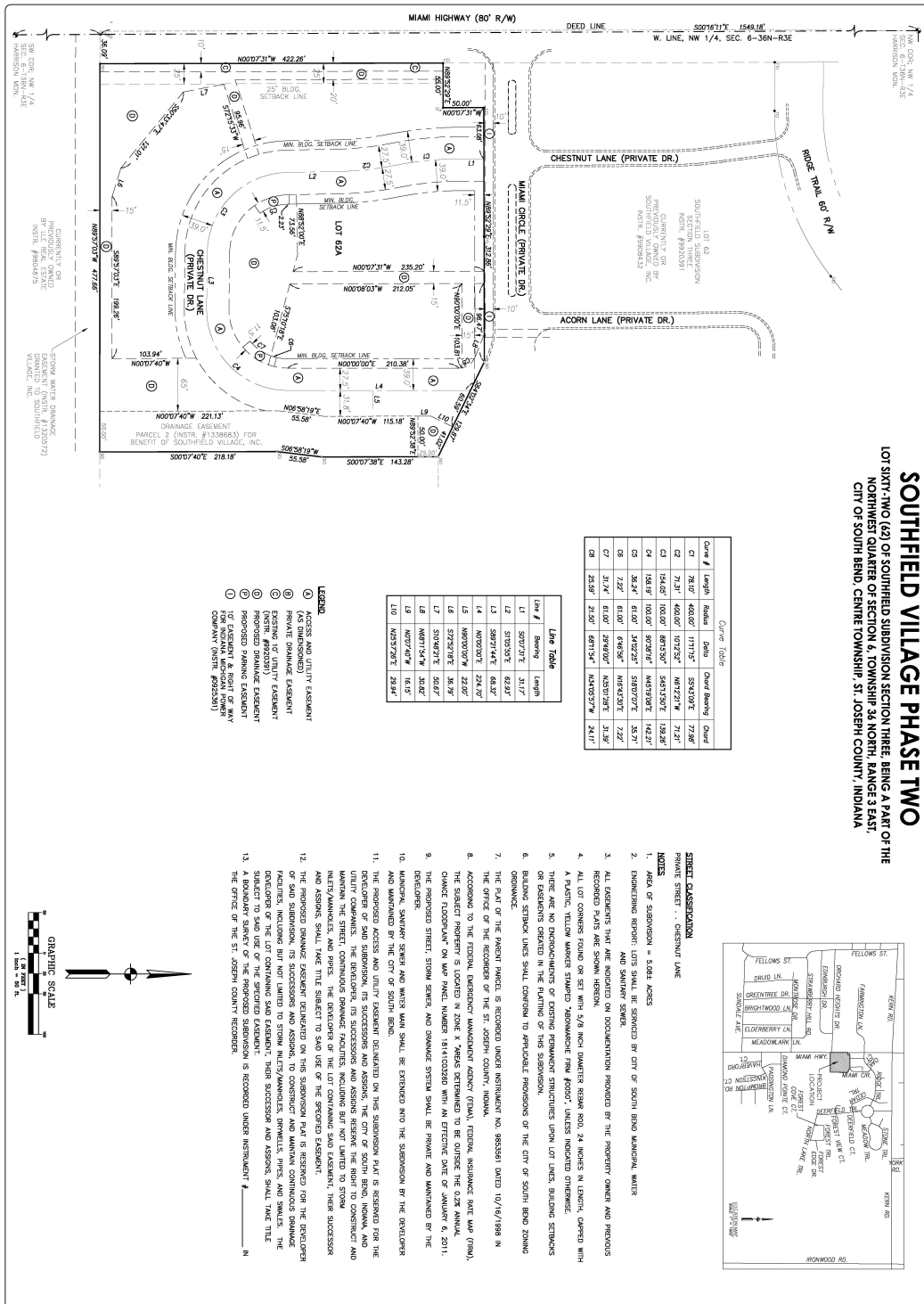
Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval, subject to the following: 1) providing an acceptable drainage plan; 2) execution of utility extension agreement; 3) approval of Board of Public Works water and sewage extension agreement, and 4) maximum berm height of 2' along Miami Street. The staff recommends the Commission approve the waivers from the Subdivision Control Ordinance as requested for double frontage lots, no sidewalks on both sides of the street, and no civic or open space. The staff also recommends approval of the two variances as presented.

Proposed Plat



SOUTHFIELD VILLAGE PHASE TWO
 LOT SIXTY-TWO (62) OF SOUTHFIELD SUBDIVISION SECTION THREE, BEING A PART OF THE
 NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 3 EAST,
 CITY OF SOUTH BEND, CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

Curve Table

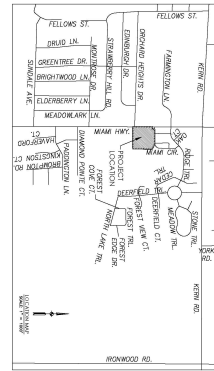
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	78.10'	400.00'	111°15'	S54°09'E	77.86'
C2	71.31'	400.00'	107°52'	S67°21'W	71.21'
C3	154.62'	1000.00'	88°51'00"	S67°51'00"E	158.28'
C4	158.34'	1000.00'	80°29'00"	N45°59'00"E	142.21'
C5	36.24'	61.00'	34°02'25"	S39°07'00"E	35.21'
C7	31.74'	61.00'	4°48'58"	N45°43'00"E	7.22'
C8	25.59'	21.50'	68°11'54"	N44°05'57" W	24.11'

Line Table

Line #	Bearing	Length
L1	S07°07'E	31.17'
L2	S70°30'E	62.83'
L3	S89°24'42"E	62.83'
L4	N00°00'00"E	224.40'
L5	N00°00'00"W	22.60'
L6	S72°57'00"E	35.79'
L7	S104°27'16"	56.67'
L8	N00°01'54"W	30.82'
L9	N00°04'00"W	16.58'
L10	N03°27'00"E	28.84'

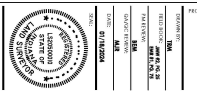
- LEGEND**
- 1 ACCESS AND UTILITY EASEMENT
 - 2 (AS DIMENSIONED)
 - 3 EASEMENT FOR UTILITY EASEMENT
 - 4 EASEMENT FOR UTILITY EASEMENT (NSTR. #89203)
 - 5 PROPOSED DRAINAGE EASEMENT
 - 6 PROPOSED DRAINAGE EASEMENT (NSTR. #89203)
 - 7 PROPOSED DRAINAGE EASEMENT FOR INDIANA MICHIGAN POWER COMPANY (NSTR. #89253)

- STREET CLASSIFICATION**
 PRIVATE STREET - CHESTNUT LANE
- NOTES**
- AREA OF SUBDIVISION = 5.86 ACRES
 - ENGINEERING REPORT: LOTS SHALL BE SERVED BY CITY OF SOUTH BEND MUNICIPAL WATER AND SANITARY SERVICE.
 - ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER AND PREVIOUS RECORDED PLATS ARE SHOWN HEREOF.
 - ALL LOT CORNERS FOUND ON SET WITH 5/8" INCH DIAMETER BEAM ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHE FIRM #0007" UNLESS INDICATED OTHERWISE.
 - THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING SETBACKS OR EASEMENTS CREATED IN THE PLATING OF THIS SUBDIVISION.
 - BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE PROVISIONS OF THE CITY OF SOUTH BEND ZONING ORDINANCE.
 - THE PLAT OF THE PRESENT PARCEL IS RECORDED UNDER INSTRUMENT NO. 8858581 DATED 10/16/1998 IN THE OFFICE OF THE RECORDER OF THE ST. JOSEPH COUNTY, INDIANA.
 - ACCORDING TO THE FEDERAL EMPLOYER MANAGEMENT AGENCY (FEMA) REGIONAL INSURANCE RATE MAP (RIM), THE SUBJECT PROPERTY IS LOCATED IN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE FEMA ANNUAL FLOODPLAIN ON MAP PANEL NUMBER 18V10200B WITH AN EFFECTIVE DATE OF JANUARY 6, 2011.
 - THE PROPOSED STREETS, STORM SEWER, AND DRAINAGE SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE DEVELOPER. STORM SEWER AND WATER MAIN SHALL BE EXTENDED INTO THE SUBDIVISION BY THE DEVELOPER AND MAINTAINED BY THE CITY OF SOUTH BEND.
 - THE PROPOSED ACCESS AND UTILITY EASEMENT DEDICATED ON THIS SUBDIVISION PLAT IS RESERVED FOR THE DEVELOPER OF SAID SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, THE CITY OF SOUTH BEND, INDIANA, AND UTILITY COMPANIES. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS RESERVE THE RIGHT TO CONSTRUCT AND MAINTAIN THE STREET, CONDUITS, DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM INLETS/MANHOLES, DRAINAGE PIPES, AND SHAFTS. THE DEVELOPER OF THE LOT CONTAINING SAID EASEMENT, THEIR SUCCESSOR AND ASSIGNS, SHALL TAKE TITLE SUBJECT TO SAID USE OF THE SPECIFIED EASEMENT.
 - THE PROPOSED DRAINAGE EASEMENT DEDICATED ON THIS SUBDIVISION PLAT IS RESERVED FOR THE DEVELOPER OF SAID SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT AND MAINTAIN CONTINUOUS DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STORM INLETS/MANHOLES, DRAINAGE PIPES, AND SHAFTS. THE DEVELOPER OF THE LOT CONTAINING SAID EASEMENT, THEIR SUCCESSOR AND ASSIGNS, SHALL TAKE TITLE SUBJECT TO SAID USE OF THE SPECIFIED EASEMENT.
 - THIS PLAT OF SAID SUBDIVISION IS RECORDED UNDER INSTRUMENT # _____ IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER.



22-0595
 1 of 2

SEC. 6-T36N-R3E



SOUTHFIELD VILLAGE PHASE TWO
 LOT 62 OF SOUTHFIELD SUBDIVISION SECTION THREE,
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 36 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND,
 CENTRE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

ABONMARCHE
 1115 N. Jefferson Boulevard
 South Bend, IN 46611
 765.242.8400
 1124 S. 12th St.
 South Bend, IN 46618
 765.242.8400
 1000 N. Washington
 South Bend, IN 46617
 765.242.8400

Professional Engineer
 State of Indiana
 License No. 12423

Professional Engineer
 State of Indiana
 License No. 12423

Professional Engineer
 State of Indiana
 License No. 12423

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	The Engineering Department has reviewed the drainage plan and provided comments to the petitioner.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	Board of Public Works water and sewage extension agreement required. Use of municipal utilities will require extensions.
Staff Comments:	The registered surveyor on behalf of the property owner requests the following waivers from the Subdivision Control Ordinance: Section 21-11.02(c)(3) Lot Standards. Double frontage lots shall not be permitted; Section 21-11.02(d)(5) Sidewalks shall be installed on both sides of any street; Section 21-11.02(e)(1) On sites greater than 5 acres a minimum of 10% of the project area shall be designated as publicly accessible civic or open space; Section 21-11.03(b) Block Standards.

Criteria for Decision Making

The petitioner is seeking the following variance(s):

- 1) from the maximum 48' width of a duplex to 108'
- 2) from the required 25' corner yard setback to 20.5'

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

The approval of the requested variances should not be injurious to the public health, safety, morals and general welfare of the community as the proposed development is meant to be similar in look and layout to Phase 1 to the north.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The use and value of the area adjacent to the property included in the variance request should not be affected in a substantially adverse manner as the lot is proposed to be developed in much the same manner as that of Phase 1 to the north. Sidewalks will be provided along Miami Street frontage, the south side of Miami Circle, and along the interior frontage of the private circular street.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.

The strict application of the terms of this Chapter may result in practical difficulties in the use of the property as approval of the requested two variances will allow for the unique configuration of this development where the buildings face inward to the private street vs. having the main frontage along Miami Street. If the variances are denied, the site will not be able to be developed to its fullest extent.

(4) The variance granted is the minimum necessary.

The setback requests are the minimum necessary, and appropriate, given the context within the larger Southfield development. The request for duplex width will allow for a linear house design.

(5) The variance granted does not correct a hardship caused by a former or current owner of the property.

The property was legally established under single ownership and control since at least 1999. It is reasonable to expect the owner would desire to continue to develop the property into a cohesive retirement community. While the practical difficulty is being created by the desire to develop the property in a way that does not meet the strict intent of the ordinance, the requested variances are reasonable to allow the community to expand.

Recommendation

Analysis: The site is being developed into a retirement community with similar layout and design of Southfield Phase 1 to the north. The variances will allow duplexes wider than allowed by the ordinance and reduced corner setbacks from Miami Circle.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval, subject to the following: 1) providing an acceptable drainage plan; 2) execution of utility extension agreement; 3) approval of Board of Public Works water and sewage extension agreement, and 4) a maximum berm height of 2' along Miami Street. The staff recommends the Commission approve the waivers from the Subdivision Control Ordinance as requested for double frontage lots, no sidewalks on both sides of the street, and no civic or open space. The staff also recommends approval of the two variances as presented.

Property Information

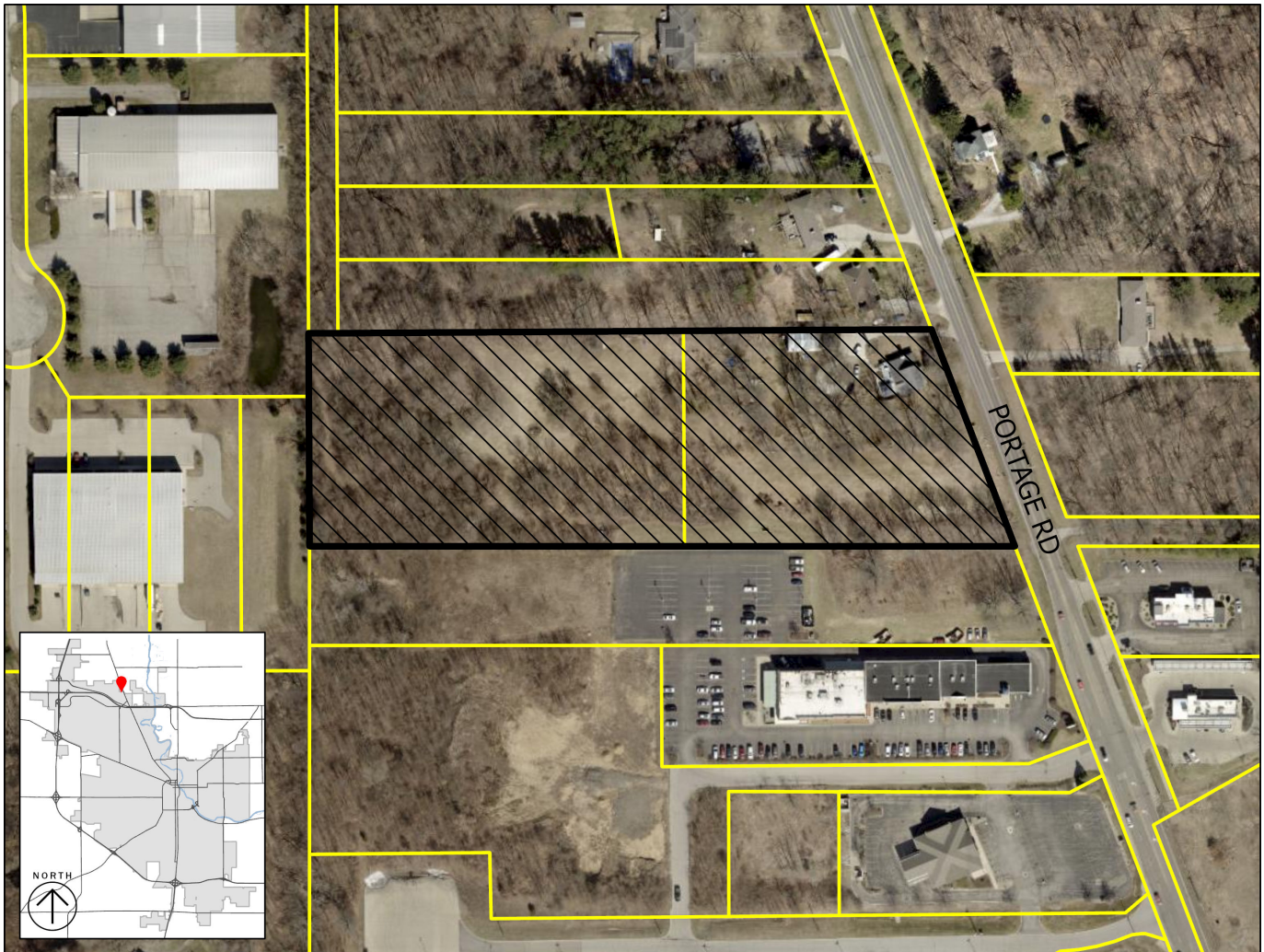
Subdivision Name: **BRIGHTWORK'S MINOR**

Location: 3931 Portage and vacant adjacent lot

Requested Action

The total area of the subdivision is 6.33 acres and will consist of 1 building lot.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required at this time.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	None at this time.
Staff Comments:	There are no additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Property Information

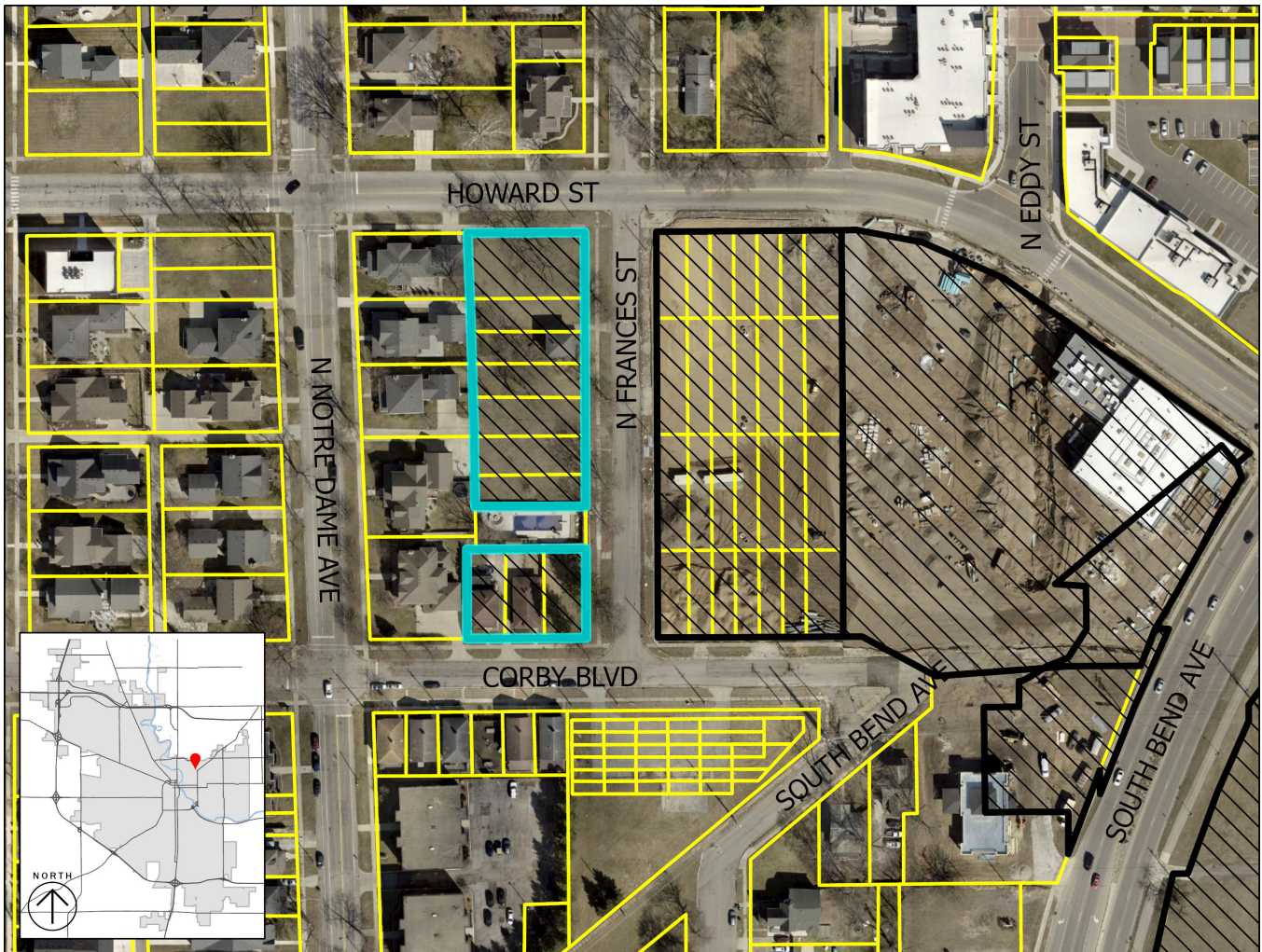
Subdivision Name: **FRANCES STREET SECOND MINOR SUBDIVISION**

Location: West side of Frances between Corby and Howard

Requested Action

The total area of the subdivision is 1 acres and will consist of 7 building lots.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Proposed Plat

FRANCES STREET SECOND MINOR SUBDIVISION
PART OF THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 37 NORTH, RANGE 2 EAST,
CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

DEED OF CONVEYANCE

WE, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY
CONFIRM AND REAFFIRM THE VALIDITY OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, THIS SUBDIVISION SHALL BE KNOWN
AND SUBDIVISION NO. _____

FRANCES STREET SECOND MINOR SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY ALLOYS, EGRESS ESCAPES, AND PUBLIC OPEN SPACES SHOWN AND
NOT HERETOFORE DISCLOSED, NOW ARE HEREBY DEVOTED TO THE PUBLIC USE, AS DEMANDS WHICH
LINES AND THE RIGHT-OF-WAY LINE OF THE STREETS, THESE SHALL BE ERECTED ON A MANDATED NO-
COST BASIS FOR THE USES AND PURPOSES FOR THE USE OF THE PUBLIC UTILITIES AND NEIGHBORHOOD
FACILITIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE RESERVE
EASEMENTS AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE RESERVE
EASEMENTS ON A MANDATED BASIS AND EASEMENTS OF LAND, OF THE OWNERS OF SAID LOTS IN THE
OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE DEED
HEREIN, AND THAT THE UNDERSIGNED CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INCORPORATED
HEREIN, AND THAT THE UNDERSIGNED CAUSED THE SAME TO BE RECORDED AND SUBMITTED AS INCORPORATED
UNDER THE TITLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2024.

FRANCES STREET SECOND MINOR SUBDIVISION
OWNER'S CERTIFICATE
BY: _____
COUNTY CLERK

FRANCES STREET SECOND MINOR SUBDIVISION
OWNER'S CERTIFICATE
BY: _____
COUNTY CLERK

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE DEED
HEREIN, AND THAT THE UNDERSIGNED CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INCORPORATED
HEREIN, AND THAT THE UNDERSIGNED CAUSED THE SAME TO BE RECORDED AND SUBMITTED AS INCORPORATED
UNDER THE TITLE AND TITLE THEREON INDICATED.

NOTARIAL STATEMENT

STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DO PERSONALLY
APPEAR THE ABOVE NAMED PERSONS, AND (GAY) SEMANETZ AND SERRAVALLO, ACKNOWLEDGE THE
EXPRESSIVE INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREON
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

MY COMMISSION EXPIRES NOVEMBER 13, 2030. _____
NOTARY PUBLIC - INDIANAPOLIS
COUNTY OF ST. JOSEPH

SUBDIVISION CERTIFICATE

I, R. L. WARDER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH
THE INDIANA SURVEYING ACT, AND THAT I HAVE PERSONALLY EXAMINED THE SURVEY AND THE RECORDS
ON THE 14TH DAY OF JULY, 2022 AND RECORDED AS DOCUMENT NO. 2022-24200 IN THE RECORDS OF THE
COUNTY OF ST. JOSEPH, INDIANA, AND THAT THE INSTRUMENTS ARE CORRECTLY SHOWN AND THAT THE INSTRUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE
PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF CITY OF SOUTH BEND, INDIANA.

R. L. WARDER #310032

I, ATRON, UNDER THE POWERS FOR RESALE, THAT I HAVE TAKEN
REASONABLE CARE TO PREPARE EACH SOCIAL SECURITY NUMBER IN
FORM L-100000, UNLESS INDICATED BY OWNERS.



CERTIFICATE OF APPROVAL

PURSUANT TO SUBDIVISION CONTROL ACT 36-2-4, THE UNDERSIGNED CERTIFY THAT THE FRANCES STREET SECOND MINOR
SUBDIVISION WAS CONSIDERED AND DULY APPROVED BY THE SOUTH BEND PLAN COMMISSION ON
SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE
IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSION'S SEAL HERETO.

SECRETARY OF THE COMMISSION

Table with columns: DATE, TIME, BY, FOR, and rows for various dates and times.

Table with columns: DATE, TIME, BY, FOR, and rows for various dates and times.

DHA Dunch, Harner & Associates, Inc. Logo and contact information.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	Not at this time.
Staff Comments:	There are no additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Property Information

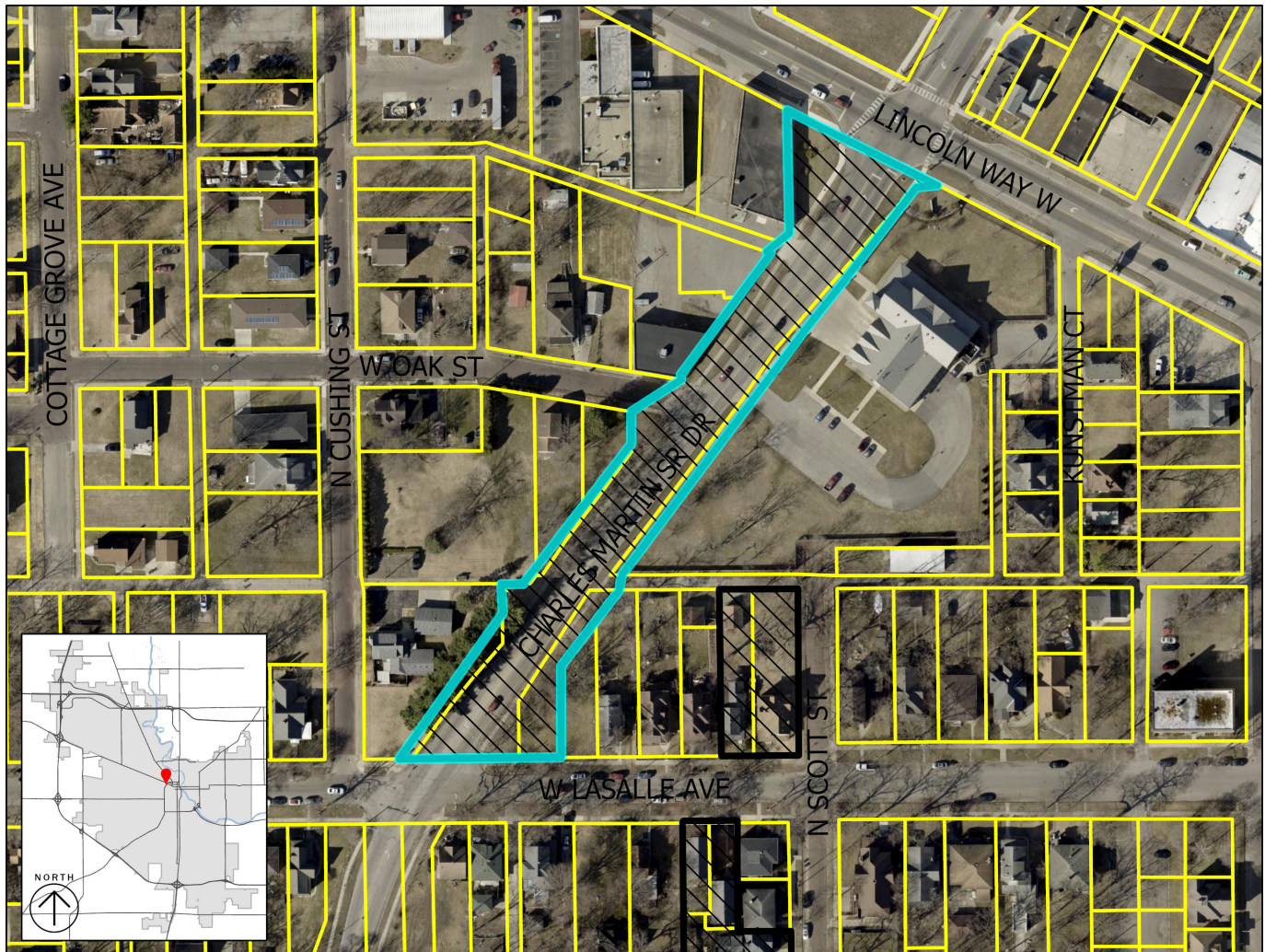
Subdivision Name: **CHARLES MARTIN SR. DRIVE MINOR SUBDIVISION**

Location: Charles Martin Sr. Drive between Lincoln Way West and LaSalle Avenue

Requested Action

The total area of the subdivision is 2.62 acres and will consist of 2 building lots.

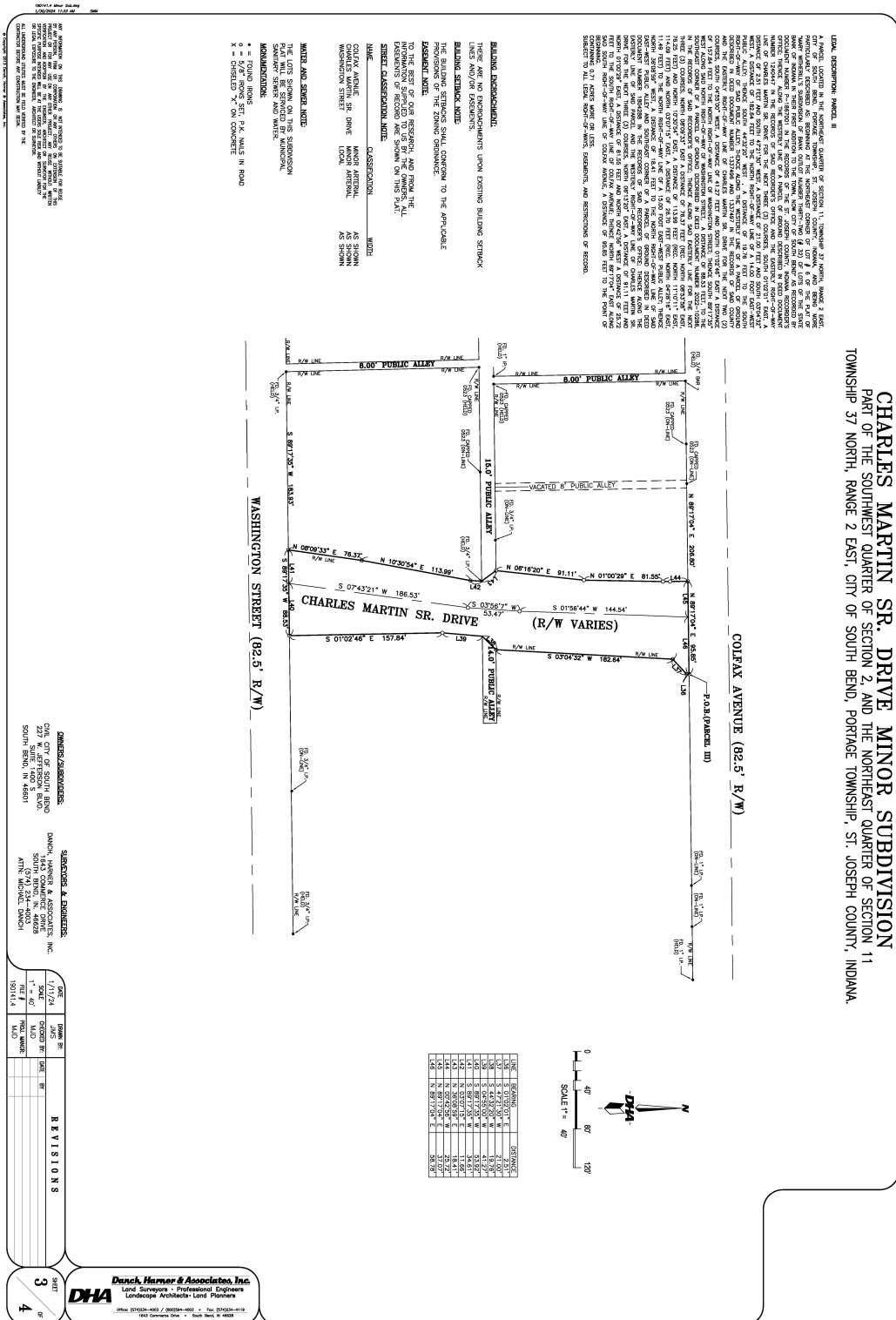
Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Proposed Plat



LEGAL DESCRIPTION - RANGE 2

A PLAT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST, COUNTY OF PORTLAND, INDIANA, CONTAINS THE FOLLOWING: A TRACT OF LAND BEING THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

BUILDING ENFORCEMENT:
 THESE ARE NOT ENFORCEMENTS UPON EXISTING BUILDING SETBACKS.
BUILDING SETBACK NOTE:
 THE BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
DESIGNATION NOTE:
 THIS PLAT IS CLASSIFIED AS A "P" PLAT UNDER THE PROVISIONS OF THE ZONING ORDINANCE.
SMALL CLASSIFICATION NOTE:
 THIS PLAT IS CLASSIFIED AS A "P" PLAT UNDER THE PROVISIONS OF THE ZONING ORDINANCE.
WATER AND SEWER NOTE:
 THE LOTS SHOWN ON THIS SUBDIVISION PLAT WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
MONUMENTATION:
 * = FOUND MONUMENT
 * = 1/2" IRON SET P.N. NAILS IN ROAD
 * = SURVEYED BY SA CONWAY

CHARLES MARTIN SR. DRIVE MINOR SUBDIVISION
 PART OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 11
 TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

OWNER/SUBDIVIDOR:
 CITY OF SOUTH BEND
 1415 SOUTH BEND AVENUE
 SOUTH BEND, IN 46701

ENGINEER & ENGINEERS:
 DANCH, HARMER & ASSOCIATES, INC.
 1415 SOUTH BEND AVENUE
 SOUTH BEND, IN 46701
 ATTN: MICHAEL DANCH

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/11/24	MD	INITIAL
2	10/11/24	MD	INITIAL
3	10/11/24	MD	INITIAL
4	10/11/24	MD	INITIAL

DANCH, HARMER & ASSOCIATES, INC.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 1415 South Bend Ave. • South Bend, IN 46701 • Tel: 530-3333 • Fax: 530-3333

Proposed Plat

CHARLES MARTIN SR. DRIVE MINOR SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

OWNERS CERTIFICATE
THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREON, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON UNDER THE STYLE AND TITLE HEREON INDICATED.
DATED THIS _____ DAY OF _____, 2024.

CITY OF SOUTH BEND
CITY OF SOUTH BEND
CITY OF SOUTH BEND
CITY OF SOUTH BEND

STATE OF INDIANA)
COUNTY OF ST. JOSEPH)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DO, PERSONALLY
FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREON. THE
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.
MY COMMISSION EXPIRES NOVEMBER 13, 2026. MICHAEL A. MANNING
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY
0000024

RECORD OF APPROVAL
WE, THE UNDERSIGNED, CHIEFS OF THE SEVERAL BOARD AND AGENCIES WITH THE
HEREON DO HEREBY ADVISE THAT WE HAVE REVIEWED THE PLAT AND IN ACCORDANCE WITH THE
SUBDIVISION SHALL BE KNOWN AND RESPECTED AS
CHARLES MARTIN SR. DRIVE MINOR SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY DESIGNATIONS, AND PUBLIC OPEN SPACES SHOWN AND
HEREON SHALL BE CONSIDERED AS PUBLIC OPEN SPACES AND SHALL BE MAINTAINED AND RESPECTED AS SUCH.
THESE RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY DESIGNATIONS, AND PUBLIC OPEN SPACES SHALL BE
MAINTAINED AND RESPECTED AS SUCH BY THE OWNERS OF THE LANDS SHOWN ON THIS PLAT, BETWEEN WHICH
AND THE RIGHT OF THE CITY OF SOUTH BEND, THERE SHALL BE A DIVISION OF RESPONSIBILITY AND
LIABILITY FOR THE MAINTENANCE AND RESPECT OF THE RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY DESIGNATIONS,
AND PUBLIC OPEN SPACES SHOWN AND HEREON. THE CITY OF SOUTH BEND SHALL BE RESPONSIBLE FOR THE
MAINTENANCE AND RESPECT OF THE RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY DESIGNATIONS, AND PUBLIC
OPEN SPACES SHOWN AND HEREON. THE OWNERS OF THE LANDS SHOWN ON THIS PLAT SHALL BE RESPONSIBLE
FOR THE MAINTENANCE AND RESPECT OF THE RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY DESIGNATIONS,
AND PUBLIC OPEN SPACES SHOWN AND HEREON. THE CITY OF SOUTH BEND SHALL BE RESPONSIBLE FOR THE
MAINTENANCE AND RESPECT OF THE RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY DESIGNATIONS, AND PUBLIC
OPEN SPACES SHOWN AND HEREON. THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

STATEMENT OF APPROVAL
I, ELI HANSEN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE
ON THE 2ND DAY OF JULY, 2019, AND THAT THE QUANTITY, SIZE, AREA, AND MATERIAL OF ALL UNITS
OF THE SUBDIVISION CORRELATE TO THE RECORD INSTRUMENT AND THE PROVISIONS
OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA.
REL. NUMBER 1910022
I, APTON LAYNE, THE REGISTRAR FOR INDIANA, HEREBY CERTIFY THAT I HAVE TAKEN
REASONABLE CARE TO REPORT EACH APPLICANT'S SECURITY NUMBER IN
RECORD NUMBER UNLESS REQUIRED BY LAW.



CERTIFICATE OF APPROVAL
Pursuant to Indiana Code Section 36-7-4, the undersigned certify that the Charles Martin Sr. Drive
Minor Subdivision was considered and granted secondary approval by the South Bend Plan Commission on
set forth in the City of South Bend Subdivision Control Ordinance. The subdivision complies with the provisions
in which were approved. We have attached our signature and the commission's seal hereupon.

SIGNATURE PAGE

Table with columns for Name, Title, Date, and Signature. Includes a 'REVISIONS' section with 4 revisions listed.

DHA Danck, Harmer & Associates, Inc. Land Surveyors • Professional Engineers
1000 N. State Street, Suite 1000, South Bend, IN 46708
Phone: (574) 233-1111 Fax: (574) 233-1112

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	Not at this time.
Staff Comments:	There are no additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Property Information

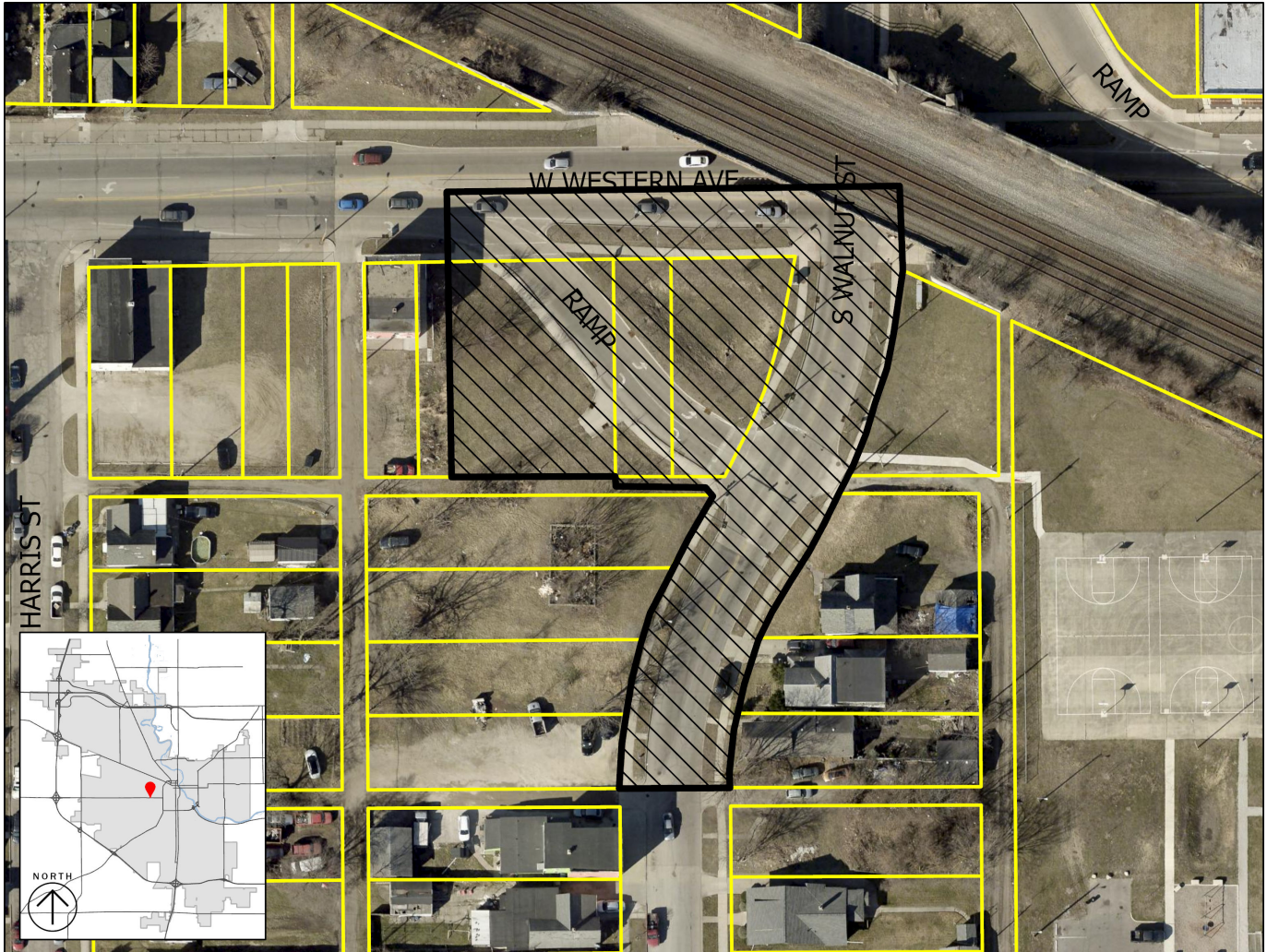
Subdivision Name: **WESTERN AND WALNUT MINOR SUBDIVISION**

Location: Southwest corner of Western and Walnut

Requested Action

The total area of the subdivision is 1.12 acres and will consist of 1 building lot.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	Not at this time.
Staff Comments:	There are no additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Property Information

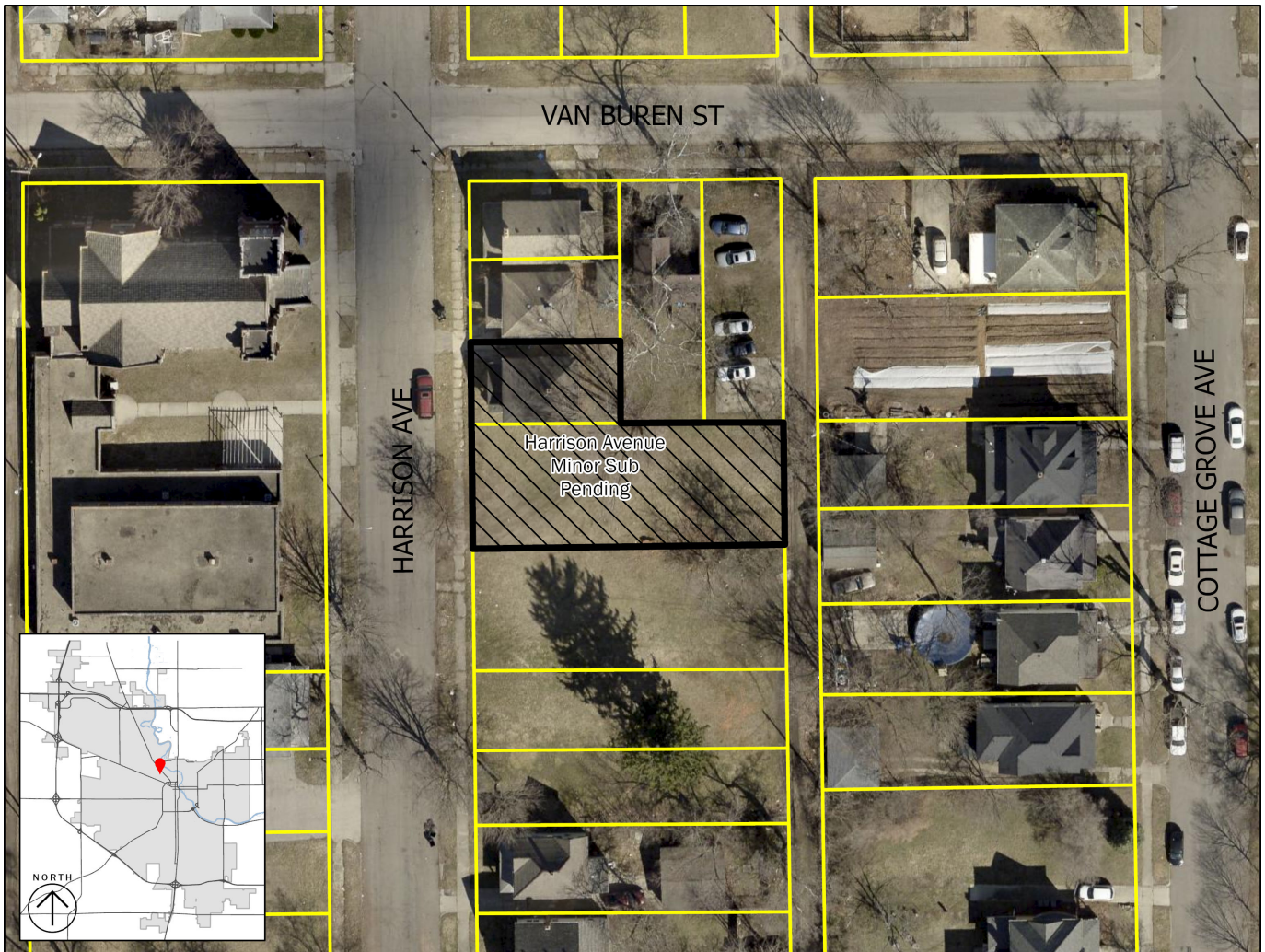
Subdivision Name: **HARRISON AVENUE MINOR SUBDIVISION**

Location: 748 and 750 Harrison

Requested Action

The total area of the subdivision is 0.19 acres and will consist of 2 building lots.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	None at this time.
Staff Comments:	There are no additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.