

**MINUTES OF STUDY SESSION - MAY 21, 2008
TOWN OF ST. JOHN PLAN COMMISSION
10955 WEST 93RD AVENUE**

PLAN COMMISSION:

Jay Dahlin
Joe Wachowski - absent
John Mainwaring
Dan Morang - absent
Todd Trepton
Mike Ryan
Steve Kil

STAFF:

Tom Redar
Pete Faberbock

CALL TO ORDER:

The study session of May 21, 2008 was called to order by Chairman Jay Dahlin at 7:17 p.m.

OLD BUSINESS:

A. EENIGENBURG ADDITION - TWO LOT SUBDIVISION - JOHN EENIGENBURG

John Eenigenburg appeared before the Board on behalf of Eenigenburg Addition, a two lot subdivision for review. John Eenigenburg asked Pete Faberbock if he had received the engineering figures from Torrenga. Pete Faberbock stated that he had not heard back from Torrenga Engineering and had received no figures from them.

John Eenigenburg asked what the hold up was and asked the Town's engineer if he could figure the engineering out himself. Pete Faberbock stated that this would be considered site design and he did not believe the Town should pay him to do engineering for Eenigenburg Addition. John Eenigenburg asked what the next step was.

Steve Kil recommended that John Eenigenburg provide the Town's engineer with the figures that the Board had asked for so that the calculations could be reviewed.

(General discussion ensued.)

John Eenigenburg asked if a water retention basin was needed for the entire lot. Pete Faberbock stated that a water retention basin was required for the entire lot. John Eenigenburg stated that this was Steve Kil's problem. John Eenigenburg suggested that he and Steve Kil meet the next day to straighten this matter out. He stated that this was part of the entire approval. John Eenigenburg further stated that the Board/Steve Kil should communicate with his attorney.

B. NORTH POINT - UNIT THREE - LETTER OF CREDIT REDUCTION
RICH WOLF

Rich Wolf appeared before the Board on behalf of North Point, Unit Three, seeking a letter of credit reduction. Rich Wolf stated that a certificate of completion had been submitted for the letter of credit reduction for North Point, Unit Three. He informed the Board that the developer is in the midst of refinancing.

Rich Wolf stated he has had an opportunity to communicate with Pete Faberbock and Tom Redar. He stated that there are some issues with Rule Five that have to be addressed. He stated efforts have been made to remediate a good portion of the problems. He stated that he has scheduled a meeting with Tom Redar to meet at the site and review some areas of concern so that they could be addressed and corrected.

Rich Wolf stated that the inspection is ongoing for the certificate of completion but it is not yet finished. He stated he hoped that the certificate of completion would be ready by the next meeting so that the Board could be act on it.

(General discussion ensued.)

Rich Wolf stated that an e-mail he received mentioned some trees that had allegedly been removed from a neighbor's property. Rich Wolf stated brush and scrub had been removed on the developers side of the line to accommodate the pond, but he was not aware of any trees having been removed from the property.

(General discussion ensued.)

The Board deferred this matter to the regular meeting on June 4, 2008.

C. SITE PLAN APPROVAL - LOT ONE - MARTIN'S COMMERCIAL
ADDITION - BRAD TEIBEL

Brad Teibel appeared before the Board on behalf of Martin's Commercial Addition seeking site plan approval. He stated that Lot One is the first lot on the corner just north of Poplar. He stated that the site/building is situated behind Lake Federal Bank.

Brad Teibel stated that the 5,000 square foot building would house only one user. He stated no variances or changes to the ordinances will be requested. He stated there is ample parking, green space and set backs. He stated that the developer is attempting to make two access points acceptable. He stated that the back access point would be used only for deliveries and the trash enclosure. The front access point would be used for patron parking.

Brad Teibel stated that once he receives the civil engineering he will make sure that everything meets the required Town's ordinance requirements. He stated that the water, sanitary and storm sewer are in place.

(General discussion ensued.)

Jay Dahlin asked Brad Teibel when the last time this matter was up before the Plan Commission. Brad Teibel stated that the last time this matter was before the Board was when the developer received approval for St. Anthony's Diagnostic Center. Jay Dahlin also questioned whether or not the building would be in compliance with the Town's revised ordinances.

(General discussion ensued.)

Pete Faberbock stated there were a few minor engineering issues to be addressed at the present time. This matter was tentatively scheduled for the regular meeting on June 4, 2008.

ADJOURNMENT:

(The study session was adjourned at 7:40 p.m.)

A TRUE COPY

—
SECRETARY

SUSAN E. WRIGHT, RECORDING
ST. JOHN PLAN COMMISSION