

**MINUTES OF STUDY SESSION - AUGUST 20, 2008
TOWN OF ST. JOHN PLAN COMMISSION
10955 WEST 93RD AVENUE**

PLAN COMMISSION:

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

STAFF:

Tom Redar
Pete Faberbock
Greg Volk

CALL TO ORDER:

The study session of July 16, 2008, was called to order by Jay Dahlin at 7:05 p.m. The entire Board was present. Staff present: Peter Faberbock, Tom Redar Town Councilman, Mike Forbes was in the audience.

OLD BUSINESS:

A. BOGIE ADDITION - ONE LOT SUBDIVISION REVIEW - MR. GEORGE BOGIE

Mr. Bogie appeared before the Board for a one lot subdivision review. Steve Kil explained to the Board the issues with this one lot subdivision. Mr. Bogie owns the property and a house at the southeast corner of 93rd and White Oak. The Board was presented with a plat for their review.

Steve Kil explained that Mr. Bogie owns Lots 9 and 10 and the west 50 feet of Lot 8. Mr. Bogie has started an addition on his home. Steve Kil explained to the Board that Mr. Bogie is going to be required to take the 50 foot of Lot 8 and re-subdivide into Bogie Estates, which would be a one lot subdivision.

Mr. Kil explained that Mr. Bogie had been issued a building permit in error. A stop work order was placed on the project. Mr. Bogie was advised that the property needed to be re-subdivided. Mr. Kil stated that Mr. Bogie has no objection to re-subdividing the property. He asked that the Board allow Mr. Bogie to continue with the construction given the fact that the property will be subdivided and it was the Town's error in issuing the permit.

Mr. Faberbock, upon examination of the plat, informed Mr. Bogie that with the Town's plan of widening 93rd Avenue on the south side a 50 foot right of way is required. Mr. Faberbock stated that there is currently only a 30 foot right of way reflected on the plat.

Mr. Faberbock stated that this was an issue that should be addressed, whether or not the extra 20 feet of dedicated right of way would be needed by the Town for the future

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expansion of 93rd Avenue.

(General discussion ensued.)

Mr. Bogie stated he did not have a problem dedicating the extra 20 feet of right of way.

The Bogie One Lot Subdivision was placed on the October 1, 2008, agenda for a public hearing on primary plat approval.

B. EDGEWOOD - UNIT 7 - SIX LOT PRELIMINARY PLAT REVIEW

Mike McCoy appeared before the Board for preliminary plat review for Edgewood, Unit 7. Mr. McCoy explained to the Board that Unit 7 was actually a unit that was held out of Edgewood in 1993. He stated all of the improvements are in and sewer and water have been inspected. Mr. McCoy stated Unit 7 was never platted due to the fact that the sewer was set up to tie into Kilkenny back in 1993. Mr. McCoy stated there have been discussions with Bob Foreseen about putting in a lift station and doing a force main to an existing manhole. Mr. McCoy stated a POA will be set up for this six lot subdivision so that there will accountability for this system.

Mr. McCoy reiterated to the Board that the following have already been installed: streets, sewers, storm water and pond. Mr. McCoy stated what the developer is looking for is a plat that can be recorded so as-builts can be done since the engineering is complete.

(General discussion ensued.)

Steve Kil informed the Board that Mr. McCoy is going to be required to prepare a preliminary subdivision plat, a final plat and mylars. He stated it is not known when Kilkenny is going to commence. Mr. Kil stated the only issue was the sanitary sewer and if and when Kilkenny does commence, the lift station would be abandoned and Edgewood would full gravity to Kilkenny.

(General discussion ensued.)

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Pete Faberbock asked Mr. McCoy if there was going to be any engineering required for the lift station. Mr. McCoy stated that he would provide the engineering to Mr. Faberbock

within the next few days. Mr. McCoy requested permission to place Edgewood, Unit 7, on the Board's on the September 3, 2008 agenda.

(General discussion ensued.)

There was no objection from the Board in placing Edgewood, Unit 7, on the September 3, 2008 agenda. The matter was placed on the agenda for a public hearing on September 3, 2008.

C. DAIRY QUEEN - KEVIN HIZTMAN - FRONTAGE ROAD

Kevin Hitzman appeared before the Board to explain his plans for a driveway that he wanted to install between Joliet Street and the back of the Dairy Queen. He stated the reason for this road is due to the traffic on Route 41. Mr. Hitzman stated that the stoplight at 93rd Avenue, when backed up, is having a profound impact on his business. Mr. Hitzman explained that with all of the construction that's going on the east side of Route 41, he wanted to give customers a way to get in and out of his business without having to negotiate Route 41. He stated currently his customers have to drive down Joliet Street and make a left hand turn across two lanes of traffic. He stated it is not a good situation for his business.

Mr. Hitzman stated for the reasons above, he purchased the property behind the Dairy Queen, rehabbed the house on the property and planned to install the drive-thru. He stated he originally planned to put in additional parking but has decided to simplify the project and take out the parking. Mr. Hitzman stated all he plans on doing is replace the driveway that currently exists and extend half of it to reach the back end of the Dairy Queen parking lot. Mr. Hitzman stated he merely wanted to apprise the Board of his revised plan.

Mr. Hitzman stated he believed he would take approximately 200 cars per day off of the intersection at Route 41 and Joliet Street with this drive-thru. He stated he believed it would help the Town's traffic and the traffic entering and exiting his business.

(General discussion ensued.)

Mr. Hitzman stated he had not planned on installing curb but after talking to his contractor, decided it was best to install a curb. Mr. Faberbock asked if the detention would still be the same as before, or modified. Mr. Hitzman stated he had not planned on adding

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any detention.

(General discussion ensued.)

Steve Kil stated that the curbs would direct the flow of water to certain spots and the water is not able to disperse into the yard as it currently does off of the existing drive. Mr. Kil suggested the curbs be omitted. Mr. Hitzman concurred. Mr. Faberbock asked Mr. Hitzman if the existing grades that had already been approved, had been redesigned, or any changes made. Mr. Hitzman stated he believed there would be no changes.

Mr. Faberbock also pointed out that unless the Dairy Queen lot was subdivided a cross access was required since the property was being utilized for two different purposes, one as a driveway with an existing residential house. Mr. Hitzman explained the house was an existing commercial/residential house. Mr. Hitzman stated he uses part of the home for storage and there are people living in the home. He stated the property has always been a mixed use property. Mr. Faberbock stated Mr. Hitzman would have to have a cross access easement agreement granted to himself.

(General discussion ensued.)

The Board was not opposed to Mr. Hitzman's plan.

ADJOURNMENT:

The meeting was adjourned at 7:30 p.m.

SUSAN E. WRIGHT, RECORDING SECRETARY
ST. JOHN PLAN COMMISSION

