

**MINUTES OF STUDY SESSION - SEPTEMBER 17, 2008**  
**TOWN OF ST. JOHN PLAN COMMISSION**  
**10955 WEST 93<sup>RD</sup> AVENUE**

**PLAN COMMISSION:**

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

**STAFF:**

Tom Redar  
Pete Faberbock  
Greg Volk

**CALL TO ORDER:**

The study session September 3, 2008, was called to order by Joe Wachowski 7:12 p.m.

**NEW BUSINESS:**

A. GATES OF ST. JOHN - UNIT 1D - 13 LOTS - SECONDARY  
PLAT REVIEW - RICH KIPP

Rich Kipp, Senior Project Manager with V3 Companies, appeared before the Board representing BLB, Saint John. He stated V3 Companies is the surveyor and engineer of record for the Gates subdivision. Mr. Kipp stated what was presented to the Board on this night was a continuation of previous submittals, this submittal being specifically the request for approval of the secondary plat for the Gates of Saint John, Unit 1D.

Mr. Kipp stated Unit 1D essentially consists of 13 buildings and 32 multi-family units. He stated it is consistent with the primary plat that was granted in May of 2006. He stated that the primary plat did consist within the same area, with 32 units. He stated the difference between what was considered at primary plat and what is being proposed now is that the building arrangement, what was previously three and four unit buildings, are now to become two and three unit buildings. He stated this change was made basically in response to the market. He stated this same change was made in the prior Unit 1C.

Mr. Kipp informed the Board that the infrastructure has been built in 1C, but there have been no units built in this area. He stated BLB Saint John is still marketing their units in Phase 1A.

Mr. Kipp stated his request of the Board is to approve the secondary plat.

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He stated BLB Saint John is also requesting establishment of the developmental fee and the letter of credit for this phase of the development. He stated that the engineering plans and estimates have been submitted to Pete Faberbock for review.

(General discussion ensued.)

Mr. Kipp informed the Board that this development will contain the same amount of units that was approved on the primary plat, 32 units. He stated there are more buildings because they are now going to be two and three unit buildings versus the prior four unit buildings. He stated the unit count remains the same at 32 units. He stated the setbacks were maintained.

Mr. Kipp stated there were some areas where side yards and separation between buildings was greater than what was actually required by the primary plat. He stated the building footprints, which match what is in Unit 1C, there occurred a slight reduction in the width of the units within the buildings. This reduction allowed for the side yard separations enabling the developer to pull these units apart and create the two and three unit buildings. Mr. Kipp stated there were some slight adjustments in the perimeter on the south and east side of the property. These adjustments were made to the east side of the development to accommodate the three unit building and provide the required side yards.

Mr. Kipp stated one of the exhibits submitted to the Board was a picture of the original engineering plan as far as the alignment of the buildings as well as the proposed Unit 1D layout. He stated the drawing was submitted to give the Board some knowledge of how the four unit buildings were laid out compared to how the proposed two and three unit buildings will place.

Mr. Kipp stated there were no changes to the roadway. The sanitary sewer and the water main trunk lines will remain the same. None of the roadway, right of way or geometry of the subdivision has been changed with any of the revisions. Mr. Kipp stated the only thing that has been changed are the units themselves, and changes to the side yard gradings and some changes to the rear yard storm sewer placements.

(General discussion ensued.)

Pete Faberbock informed the Board that he would assign a letter of credit. He stated he would confirm with Tom Redar that all of the infrastructure has been installed, tested and accepted by the Town. Mr. Kipp stated that all of the utilities have installed, including the main line utilities, storm sewer, water main and sanitary sewer. He stated

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the developer has a contractual obligation to the builder (McFarland) to build the roadways. Mr. Kipp stated his understanding is that an agreement has been reached to defer some of this construction and that is why the roadways are not depicted on the drawings.

(General discussion ensued.)

Pete Faberbock stated that he did not believe the developer could actually sell any lots with out the road infrastructure in, or without the plat.

(General discussion ensued.)

The Board agreed to schedule Gates of St. John, Unit 1D, for final plat approval at the October 1, 2008, meeting.

**ADJOURNMENT:**

**(The meeting was adjourned at 7:20 p.m.)**

**A TRUE COPY**

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