

**MINUTES OF SPECIAL MEETING - NOVEMBER 17, 2008
TOWN OF ST. JOHN PLAN COMMISSION
10955 WEST 93RD AVENUE**

PLAN COMMISSION:
Jay Dahlin -
Joe Wachowski
John Mainwaring
Dan Morang
Mike Ryan

STAFF:
Tom Redar
Pete Faberbock
Attorney Tim Kuiper
Todd Trepton
Steve Kil

CALL TO ORDER:

Chairman Jay Dahlin called the special meeting of November 19, 2008 to order at 7:05 p.m.

(The Pledge of Allegiance was said.)

ROLL CALL:

Roll call was taken with the following Commissioners present: Jay Dahlin, Joe Wachowski, John Mainwaring, Steve Kil, Mike Ryan, Todd Trepton and Dan Morang. Greg Volk, Town Council liaison was present; Pete Faberbock, Town Engineer, and Tom Redar, Public Improvements Inspector were present.

APPROVAL OF MINUTES:

Mr. Mainwaring made a motion to accept the minutes of the October 15, 2008, minutes as circulated. Mr. Kil seconded the motion. The motion was unanimously carried by voice vote (7/0). There was no discussion.

NEW BUSINESS:

- A. EENIGENBURG ADDITION - ONE LOT SUBDIVISION
FINAL PLAT APPROVAL - JOHN EENIGENBURG

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Mr. Eenigenburg was not present. Mr. Kil informed the Board that he spoke with Mr. Eenigenburg on this date and he requested that the Board defer this matter to a later date, which he did not specify. Mr. Kil made a motion to defer this matter, at the Petitioner's request, to a later date; Mr. Mainwaring seconded the motion. The motion was unanimously carried by voice vote (7/0).

**B. GARDENIA GARDENS - LETTER OF CREDIT REDUCTION
UNIT 1**

Mr. Faberbock informed the Board that Mr. Redar did a review at Gardenia Gardens. He stated that there is outstanding deficiency work that has to be addressed. The Petitioner is requesting the letter of credit be reduced from \$295,138.80 down to \$100,100.00.

Mr. Faberbock stated the majority of the work outstanding is the storm drainage, a detention pond and a lift station. He stated this is for the entire Gardenia Gardens subdivision, which includes the car wash.

Steve Kil made a motion to reduce the letter of for Gardenia Gardens, Unit 1, to \$100,100.00 and send a favorable recommendation to the Town Council. Mr. Mainwaring seconded the motion. The motion was unanimously carried by voice vote (7/0).

**C. LAKE HILLS - LOT 170 - PRIMARY PLAT APPROVAL
RYAN POPA AND SCOTT BENNING**

Ryan Popa appeared before the Board. He stated he lives next door to Scott Benning. Mr. Kil informed the Board that the Petitioners are requesting a public hearing for primary plat approval on December 3, 2008. Mr. Kil informed the Board that the Petitioners live in Lake Hills subdivision. The Petitioners purchased Lot 170 and are going to split it in half and add it to their property lines. Mr. Popa stated that the lot has not yet been purchased.

(General discussion ensued.)

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Mr. Kil stated the Board would have to have an affidavit from Mr. Brendon if he is not present for the public hearing. Mr. Kil explained that the affidavit would have to reflect that Mr. Brendon is allowing the Petitioners to subdivide the property. Mr. Kil informed Mr. Popa that he could obtain the affidavit from the Building and Planning Department.

Mr. Kil informed the Petitioner that they would be responsible for the sidewalk on the lot. Mr. Popa asked the Board for permission to pour the sidewalk in the spring.

(General discussion ensued.)

Mr. Faberbock stated that he looked at all of the easements and he sees no problem with the splitting of the lot. He stated there are no storm sewers, nor are there any other public improvements needed except the sidewalk.

(General discussion ensued.)

Mr. Kil informed the Board that he requested that the Petitioners draw a new easement that would be placed on the new lot lines. The new easement would be straight down the middle of the lot lines. Mr. Mainwaring stated that if the sidewalks were not poured until spring, the Petitioners would have to place some sort of erosion control.

The Board set the public hearing for primary plat approval December 3, 2008.

OLD BUSINESS:

Mr. Kil informed the Board that the new zoning ordinance would be on the Town Council's December 18, 2008, agenda.

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PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT:

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

A TRUE COPY

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