

ST JOHN PLAN COMMISSION
ST. JOHN MUNICIPAL BUILDING
10955 WEST 93RD AVENUE
REGULAR MEETING OF JANUARY 7, 2009

PLAN COMMISSION:

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

STAFF:

Peter Faberbock, Robinson Engineering
Greg Volk, Town Council Liaison
Attorney Tim Kuiper

CALL TO ORDER:

Jay Dahlin called the regular meeting of January 7, 2009, to order at 7:00 p.m.

(The Pledge of Allegiance was said.)

ROLL CALL:

Roll call was taken with the following Commissioners present: Jay Dahlin, Joe Wachowski, Steve Kil, John Mainwaring and Todd Trepton. Mike Ryan and Dan Morang were absent. Town Council liaison, Greg Volk was present. Staff members present: Pete Faberbock and Tom Redar. Attorney Tim Kuiper was also present.

ELECTION OF OFFICERS:

Chairman Dahlin stated he would like to defer nominating officers until the Town Council makes their 2009 appointments. Mr. Kil made a motion to defer the election of officers until the February, 2009 meeting; Mr. Wachowski seconded the motion. The motion was unanimously carried by voice vote (5/0).

APPROVAL OF MINUTES:

Chairman Dahlin stated he would entertain a motion for approval of the minutes of November 19, 2008. Mr. Kil made motion to approve the minutes of November 19, 2008, as circulated. John Mainwaring seconded the motion. The motion was unanimously carried by voice vote (5/0).

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NEW BUSINESS:

A. BENING-POPA CONSERVATION ADDITION - PUBLIC HEARING
TWO LOT SUBDIVISION - RYAN POPA

Mr. Bening and Mr. Popa were absent. Mr. Kil explained to the Board that the two gentleman want to purchase Lot 170, split it, and enlarge their lots. He stated that there are no problems with the proposal. Mr. Faberbock stated there would be no public improvements except the sidewalks. Mr. Kil informed the Board that the Petitioners were made aware of the fact that they must install the sidewalk and they have agreed to do so.

Attorney Kuiper informed the Board that there were no proofs of publication in the file. He stated that any public hearing tonight would have to be contingent upon receipt of the public notices that a public hearing be provided. Attorney Kuiper informed the Board that they could defer this matter to the March meeting, or the Special Meeting on February 18, 2009.

(General discussion ensued.)

Mr. Kil made a motion to defer this matter to the Special Meeting on February 18, 2009, preceding the study session.

B. SIERRA POINT - UNIT ONE - RELEASE OF SURETY BOND #154902
RICH WOLF

Rich wolf was absent. Pete Faberbock stated the request for release of Surety Bond #154902 was for Unit One at Sierra Pointe. He stated his recommendation to the Board would be to deny this release of Surety Bond #154902. Mr. Faberbock stated that he has yet to receive the as-built drawings. He also stated that there is some contention about the storm sewer that was not placed in the northeast corner of the site. He stated for these two reasons he would recommend denial of the release of Surety Bond #154902.

(General discussion ensued.)

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Mr. Kil asked Mr. Redar if he had gone to the site and inspected it. Mr. Redar said the storm sewer is not in place. He stated all of the water just flows out into a farmer's field. Mr. Faberbock stated without the as-builts it's hard to make a determination.

Mr. Kil suggested that the matter be deferred to a later date, maybe February, until after the as-builts are received so that a determination could be made. Mr. Kil made a motion to defer this matter to the February 18, 2009, Special Meeting. Mr. Mainwaring seconded the motion. The motion was unanimously carried by voice vote (5/0).

C. EENIGENBURG ADDITION - FINAL PLAT APPROVAL
JOHN EENIGENBURG

John Eenigenburg was absent. Mr. Kil stated that the mylars had been submitted to the Board. Mr. Faberbock stated he would like to review the mylars; he stated he has not seen the actual mylars but only a paper copy. He stated he would like to review the mylar for accuracy. Mr. Faberbock further stated that there is a detention pond that is supposed to be constructed. Mr. Faberbock also wanted to be sure that the mylar reflects an easement. He recommended that the Board place a contingency on approval of the final plat to the effect that no building permits would be issued until the pond is constructed. Mr. Kil stated that the \$900 developmental fee had been submitted.

(General discussion ensued.)

Mr. Kil made a motion to grant final plat approval to Eenigenburg addition, incorporated the findings of fact, and place a contingency on final plat approval that a pond is to be constructed, inspected and approved by the Town engineer. Mr. Mainwaring seconded the motion. The motion was unanimously carried by voice vote (5/0).

Mr. Kil informed the Board that he had completed final calculations related to the Town's population for 2008. He stated as of January 1, 2009, the Town's population was 15,025. Mr. Kil stated that the Town issued 117 residential permits in 2008, 470 permits for remodels and pools. Mr. Kil stated that he would submit this data in final form to the Board at a later date. Mr. Kil noted that the Town is

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still growing.

Mr. Kil further informed the Board that the bridge at Bull Run would be open on Monday, January 12, 2009. He stated that actual bridge structure would be no salted because the concrete has not yet cured.

(General discussion ensued.)

OLD BUSINESS:

There was no old Business.

PUBLIC COMMENT:

There was no Public Comment.

ADJOURNMENT:

(The meeting was adjourned at 7:15 p.m.)

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SUSAN E. WRIGHT, RECORDING SECRETARY
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