

PLAN COMMISSION:

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

STAFF:

Tom Redar
Pete Faberbock
Attorney Tim Kuiper

CALL TO ORDER:

Steve Kil called the study session of January 21, 2009, to order at 7:05 p.m.

ROLL CALL:

The recording secretary noted the following Commissioners to be present: Joe Wachowski, Todd Trepton and Steve Kil. Jay Dahlin, Dan Morang, John Mainwaring and Mike Ryan were absent. Greg Volk, Town Council liaison was present. Staff members present; Pete Faberbock and Tom Redar.

NEW BUSINESS:

**A. GATES OF ST. JOHN - UNIT 17B - FINAL PLAT APPROVAL
RICK KIPP**

Rick Kipp, V3 Consultants, appeared before the Board on behalf of BLB, St. John requesting that the Board review the secondary plat of the Gates of St. John, Unit 17B. Mr. Kipp stated that the plat reflects a four lot subdivision consistent with the primary plat that was provided in the Gates of St. John, Phase 3. He stated the parcel is 7.1 acres in size and the lots would be coming into St. John as B2 zoning in accordance with the annexation agreement. Mr. Kipp stated that the entire parcel would be commercial.

(General discussion ensued.)

Mr. Kipp stated the intent of creating the secondary plat and recording it would give the developer the ability to develop the same. Mr. Kil stated that typically site plan approval is done at secondary plat approval, and no site plan was available for the Board's review. Mr. Kil noted there are no access points.

Mr. Kipp stated that at this point in time, he could not state what business use is intended. He stated he is not aware that the developer even has any prospective tenants. He stated that even though the Petitioner is

seeking final plat approval, he is aware that the Board would want to review a site plan.

Mr. Kil informed Mr. Kipp that the Town's the new zoning ordinances are now in effect. He suggested that Mr. Kipp obtain a copy of the new zoning ordinances for his reference and review since the ordinances have been changed drastically, particularly for commercial developments.

(General discussion ensued.)

Mr. Kil stated that typically before final plat is approved, there is a site plan approval, points of access and utilities. Mr. Faberbock requested that V3 incorporate the roads as a part of the platting. He stated that incorporating roadways and dedicating them to the Town as part of the final plat would make things easier.

(General discussion ensued.)

The Board pointed out several deficiencies in the final plat for Gates of St. John, Unit 17B, including no site plan, no roadways, no right of ways, no proposed uses. Mr. Kil recommended that Mr. Kipp go back and confer with Mr. Lotton about this parcel.

(General discussion ensued.)

Mr. Kipp concurred. He stated he would discuss this matter further with Mr. Lotton.

ADJOURNMENT:

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

A TRUE COPY

SUSAN E. WRIGHT, RECORDING SECRETARY
ST JOHN PLAN COMMISSION