

ST. JOHN PLAN COMMISSION
SPECIAL MEETING – NOVEMBER 5, 2014
10955 W. 93RD AVENUE, ST. JOHN, INDIANA

development was requesting permission to advertise for a public hearing for preliminary plat approval at the regular meeting on December 3, 2014. Mr. Forbes asked the Board if they had any questions. There were no questions.

Mr. Joe Lenihan, Olthof Homes, and representative for Mill Creek Development appeared before the Board. He requested the Board's permission to advertise for a public hearing to be held at the regular Plan Commission meeting on December 3, 2014.

Mr. Forbes stated he would entertain a motion on Mill Creek's request to advertise for a public hearing. Mr. Kozel made a motion to authorize Mill Creek Development permission to advertise for a public hearing for primary plat approval on December 3, 2014. Mr. Nietzel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

B. GATES OF ST JOHN --- UNIT 1E --- FINAL PLAT APPROVAL --- JOHN LOTTON.

Mr. Forbes noted the next item on the Board's agenda was the Gates of St John, Unit 1E, seeking final plat approval. Mr. Forbes noted that the section under discussion is by the water tower. He stated his understanding is that the Petitioner is waiting for the roads to be paved.

Mr. John Lotton, representing the Gates of St. John, appeared before the Board. He stated that the roads are scheduled to be paved on Monday.

Mr. Redar asked about a section of sidewalk that was to be installed near the water tower.

(General discussion ensued.)

Mr. Lotton stated that there is nothing in the design that calls for the carriage walk to continue past the end of the residential area, per the original plans. He stated there was no provision to put a sidewalk in

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front of the water tower. Mr. Kil stated that there is a walk that goes along the water tower at the present time and it ends right at the road.

Mr. Kil showed the Board a drawing reflecting the sidewalk. Mr. Redar noted that the plat reflects that the new road that is put in will tie into Sagebrook next to the water tower; he asked if there was going to be a sidewalk located here to get back out to Sagebrook. Mr. Lotton noted that this was not a request that was made previously. He stated both the north and south side of Sagebrook will have sidewalks.

Mr. Redar stated he is just trying to figure out how it will all tie together. Mr. Kraus stated that when the future fire station is built the adjacent sidewalk could go in at that time.

(General discussion ensued.)

Mr. Kil explained that when the fire station is built sidewalks will be put in along Sagebrook and connected to the development as a part of that project.

Mr. Forbes asked if there were any further questions. The Board had no further questions.

Mr. Forbes referred to the letter of November 5, 2014, received from Mr. Kenn Kraus. Mr. Kraus indicated in his letter that a revised plat had been submitted to him and he found the same to be satisfactory.

Mr. Kraus also indicated in his letter that it is undetermined if the developmental fee for this unit has been paid, the asphalt intermediate course and asphalt surface course for the streets has not been installed and as-built drawings have not been delivered for this project. Mr. Kraus recommended that in lieu of receipt of an irrevocable letter of credit for the items cited in his letter, that the plat not be signed until the aforementioned work is completed.

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Mr. Forbes noted based upon the information provided by Mr. Kraus, the Board could elect to grant final plat approval but withhold signature until all items are completed.

Mr. Lotton acknowledged that the developmental fee is due and will be paid.

(General discussion ensued.)

Mr. Forbes asked if there were any further questions. There were no further questions.

Mr. Forbes stated he would entertain a motion to approve final plat with the following contingencies: receipt of developmental fees, the road paving is completed and the as-builts are received, and incorporating, by reference, the findings of fact. “*So moved,*” by Mr. Redar. Mr. Kozel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

C. KILKENNY ESTATES – UNIT 4, BLOCK 1 --- FINAL PLAT APPROVAL --- GARY TORRENGA.

Mr. Forbes noted Kilkenny Estates, Unit Four, Block One was before the Board for their review and consideration of final plat approval.

Mr. Andy James, Kilkenny Estates developer, appeared before the Board seeking final plat approval. He noted that the Board was in receipt of the plans.

Mr. Forbes acknowledged that the developmental fee of \$4,962.72 was received along with a check in the amount of \$283,949.60, received in lieu of a letter of credit.

(General discussion ensued.)

Mr. Kraus acknowledged that he had reviewed the SWPPP. He stated he issued a Form 1, and forwarded a copy to the appropriate parties.

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Mr. Forbes asked if there were any other questions or comments. There were no questions or comments.

Mr. Forbes stated that he would entertain a motion to approve final plat for Kilkenny Estates, Unit Four, and incorporate the findings of fact by reference. “*So moved,*” by Mr. Kozel. Mr. Nietzel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

D. DEVELOPMENT PLAN PRESENTATION --- DENNIS MEYERS --- DOUG RETTIG.

Mr. Forbes noted the next item on the agenda was a development plan presentation for the Lake Central Plaza by Mr. Dennis Meyers.

Mr. Dennis Meyers, Meyers Development, and Doug Rettig, engineer, appeared before the Board to make the presentation on the development plan for a project that would extend Lake Central Plaza.

Mr. Rettig showed a Power Point presentation to the Board. He stated the commercial development would be extended. He noted that Mr. Kil has been hard at work on reworking the traffic signal on Route 41.

Mr. Kil stated that this overall development project has been approved by the Town Council. He stated that any day now the Town will take possession of the property that was acquired for this project. He stated that once the property is acquired the road will be put in and the traffic signal from Route 41 will be reworked.

Mr. Kil informed the Board that the road and traffic signal will be the Town’s portion of the project while Mr. Meyers will develop the commercial and residential portion of the project. Mr. Kil stated that the Town will be a joint petitioner with Meyers Development because all of the land will need to be platted at the same time.

(General discussion ensued.)

Mr. Rettig pointed out on the drawing the end of the Town’s property, the commercial location and location of 16 duplex lots. He stated that Mr. Meyers is pursuing the purchase of some platted lots in Gardenia Gardens, specifically, Lots 3 and 4 and the back of Lot 1. Mr. Rettig stated these parcels would be included in the resubdivision. He

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pointed out some property that is currently owned by Mr. Plaskota which Mr. Meyers also intends to purchase.

Mr. Rettig stated there is a long, skinny pond behind the car wash that serves Gardenia Gardens. He stated that this pond will be eliminated and the drainage from the pond will be incorporated into the new pond. Mr. Rettig stated Mr. Meyers is purchasing property to line up with the north line of Speedway. He stated that the overall watershed is approximately 20 acres including the commercial frontage.

Mr. Rettig stated the lift station at the south end of the pond will be eliminated. He stated all of the water will drain by gravity to the new pond which will be located behind the duplexes. Mr. Rettig stated that there is a flood zone, and the detention will be located back in the flood zone.

(General discussion ensued.)

Mr. Rettig noted that there is a sanitary sewer and a water main located behind the car wash with two manholes, one at the southeast corner and one at the northeast corner. He stated that the developer will be able to utilize this sewer for the entire project. Mr. Rettig stated that the developer will also be able to tie into the water main.

(General discussion ensued.)

Mr. Rettig stated that the proposed duplexes will be similar in size to the ones in Golden Pond. He stated that the buildings in the “*island*” are much the same as the buildings in the island at Golden Pond.

Mr. Kil asked Mr. Rettig to explain Mr. DeYoung’s proposal to the Board. Mr. Rettig explained to the Board that the new road will be sort of parallel to DeYoung Furniture’s north line. Mr. Rettig pointed out the location of the road the Town is putting in and the road that the developer will be putting in. Mr. Rettig stated that Mr. DeYoung wants to tie into the road and also extend the frontage road and tie into it.

(General discussion ensued.)

Traffic was discussed. Easements and out lots were discussed.

Mr. Redar asked how the proposed development would blend in with

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Mr. Myers current development. Mr. Rettig stated that the two Developments do not connect. He stated that there will be easements through the commercial parking lot to grant access.

Mr. Kil stated that the road will continue behind the Lake Central Plaza buildings and tie into the frontage road. He stated that this will give the residents of Golden Pond access to the signal light.

Mr. Forbes stated that he previously mentioned a walking connection between the cul-de-sac in Golden Pond and the new development. Mr. Meyers stated that this matter has been discussed and the residents of Golden Pond did not want the connection. Mr. Forbes opined that the residents will most likely want the walking connection *“after the fact.”*

(General discussion ensued.)

Mr. Rettig stated that the developer is proposing the development as a Planned Unit Development (PUD). He stated showed the Board the public roads and a private road. The public and private road(s) were discussed.

Traffic and stacking by DeYoung’s Furniture was discussed. Turn lanes and their widths were discussed. Mr. Kil commented that there will be a designated left turn lane on the highway.

Mr. Kraus stated he is in the process of preparing bid documents. He stated he has not prepared the specifications, but is working on the drawings.

Mr. Kil stated he would like bids to be opened at the first meeting in February and award bids at the first meeting in March, with work to be tentatively scheduled to begin at the end of March.

Mr. Kil informed the Board that the dual left turn lane at Lake Central will be eliminated. There will be a single left turn lane, which was agreed to by Lake Central School Corporation representatives, which has been reduced to writing. He stated the Lake Central School Corporation representatives have been included in the development process every step of the way.

Mr. Forbes asked if there were any further questions or comments. There were no further questions or comments.

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Mr. Kil recommended that the developer come in for rezoning as soon as possible.

E. DEVELOPMENT PLAN REVIEW OF FUTURE LAKE
CENTRAL DRIVE.

Mr. Forbes noted this matter was addressed and discussed under
Item D.

PUBLIC COMMENT:

Mr. Forbes opened the floor to public comment. He called for public comment.

Thomas Alb, 8291 Columbia Avenue

Mr. Alb stated he was concerned about the construction sewers in the wetlands (for Kilkenny Estates) at the side of his house. He asked if there was a permit for this work.

Mr. Kraus stated if there is construction in the wetlands and a permit is necessary, a wetland construction permit will definitely have to be secured by the developer. Mr. Kil commented that the developer did apply to IDEM for their sewer permit. Mr. Kil stated that the permit was applied for but not yet received.

(General discussion ensued.)

Mr. Forbes called for additional public comment. There was no further public comment. Mr. Forbes closed the floor to public comment.

ADJOURNMENT:

Mr. Forbes stated he would entertain a motion to adjourn. “*So moved.*” Mr. Nietzel seconded the motion. The motion was carried by voice vote (4/0).
Ayes --- all. Nays --- none.

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(The meeting was adjourned at 7:58 p.m.)

A TRUE COPY

Susan E. Wright, Recording Secretary
St. John Plan Commission