

ST. JOHN PLAN COMMISSION
SPECIAL MEETING – NOVEMBER 19, 2014
10955 W. 93RD AVENUE, ST. JOHN, INDIANA

Tom Ryan, President
Michael Forbes, Vice-President
Steve Kozel, Secretary
Tom Redar
Steve Hastings
Derwin Nietzel

Attorney Tim Kuiper
Kenn Kraus
Steve Kil

CALL TO ORDER:

Mr. Tom Ryan called St. John Plan Commission, study session, to order for November 19, 2014, at 7:03 p.m.

(The Pledge of Allegiance was said.)

ROLL CALL:

Roll call was taken by Susan E. Wright, Recording Secretary, with the following Commissioners present: Tom Ryan, Michael Forbes, Steve Kozel and Steve Hastings. Tom Redar, and Derwin Nietzel were absent. Staff members present: Kenn Kraus. Steve Kil was absent. Attorney Kuiper was not present. Gregory Volk, Town Council liaison, was absent.

Mr. Volk informed the Board that he had communicated with Mr. Volk, who would not be present at tonight's meeting due to urgent family business.

NEW BUSINESS:

A. MILL CREEK DEVELOPMENT --- PRIMARY APPROVAL ---
JOE LENIHAN.

Mr. Ryan noted the first item on the study session agenda was Mill Creek Development.

Mr. Joe Lenihan, Olthof Homes, and representative for Mill Creek Development appeared before the Board. He stated he was present tonight to discuss the progress on the Mill Creek subdivision, located at the southeast corner of Parrish Avenue and Route 231 behind the commercial frontage.

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Mr. Lenihan stated that the annexation and zoning process have been completed. He stated that the Petitioner is currently working on obtaining primary plat approval and engineering is ongoing. Mr. Lenihan stated that engineering has been submitted to Mr. Kraus; he stated he appreciated his quick turn-around on a very large set of plans.

Mr. Lenihan stated that he has had a chance to review Mr. Kraus's comments on the plans. He stated that Mr. Kraus and the Mill Creek engineer have also communicated and there is still some work to do on the plans. He stated there are additional calculations that he will supply to Mr. Kraus related to individual overflow routes.

Mr. Kraus commented that there was a lot of information to review. He opined the design is good. Mr. Kraus stated he communicated with the project's engineers.

Mr. Kraus stated that the biggest issue is the downstream system. He stated that the project engineers are going to gather this information and provide it to him for his review. Mr. Kraus stated there were *clerical type* corrections to be made on the plans.

(General discussion ensued.)

The downstream system was discussed. The discharge rate was discussed.

Mr. Kraus informed the Board that there will be two water system connections, one located at Park Place to a 12" main, and a 12" main located at Parrish Avenue and 109th. He explained the water main routing to the Board.

Mr. Kraus stated that the sanitary sewer will tie in to the 24" system with a route to Park Place and along to the Gates of St. John with future connections to the south and east. Mr. Kraus stated that there are five detention basins and a wet land complex. Mr. Lenihan stated that they will be able to provide some amount of excess retention and additional free board in the ponds.

(General discussion ensued.)

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Mr. Lenihan stated he hopes to have the amended plans to Mr. Kraus for his review in time for the December meeting.

Mr. Forbes asked if a berm would be built near the duplexes. Mr. Lenihan stated a berm would be built and it should be reflected on the plan. He stated the buffer would shield the dwellings from Route 231.

Mr. Forbes asked if there had been any discussion with Mr. Lotton regarding the entrance on to 109th and/or the street light. Mr. Lenihan stated he has had a slightly hard time trying to get ahold of INDOT.

Mr. Lenihan stated that INDOT will inform him of the regulations that are in place, and he will be bound to follow any regulations set forth by INDOT. Mr. Forbes stated the 109th Avenue intersection is “*a mess.*” Mr. Lenihan stated he will obtain information including INDOT’s future plans for the intersection.

Mr. Forbes commented that the development is nicely laid out and should work well.

Mr. Kozel noted that the handicap directional plates seemed to be missing in a few places on the plan. Mr. Lenihan stated he would review the plan and take a close look at this issue.

(General discussion ensued.)

A future traffic light at the intersection of 109th was discussed.

Mr. Hastings asked if there was a scheme where the sizes of the single family dwellings and duplexes would vary. Mr. Lenihan stated that Olthof Builders self-imposes anti-monotony regulations. He stated that the developer will be following the Town’s anti-monotony ordinance. Mr. Lenihan stated that the paired cottages will have a little more uniformity, but there will be some distinct elevations.

Mr. Lenihan thanked the Board.

**B. OAK MEADOWS, UNIT FOUR --- THREE LOT SUBDIVISION
--- JIM BUCHANAN.**

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Mr. Ryan noted Oak Meadows, Unit Four, a three lot subdivision is the next item on the agenda.

(Mr. Buchanan submitted drawings to the Board.)

Mr. Jim Buchanan appeared before the Board to apprise them of his proposed plan for Oak Meadows, Unit Four. He informed the Board that Oak Meadows is a 19 acre parcel that he is proposing to subdivide into two lots fronting White Oak Avenue. Mr. Buchanan stated one lot will be slightly over two acres and the other parcel approximately five acres.

Mr. Buchanan stated that there are really only two buildable sites on the parcel. He proposed to subdivide the parcel with one lot line running down the middle of Bull Run ditch, and the other lot line located by a drainage ditch that runs under White Oak Avenue from a pond located to the west. Mr. Buchanan proposed to build a view-scape down the stream. He stated one lot would be on the north side and one on the south.

Mr. Buchanan stated the main topic he wanted to bring to the Board's attention was the water main. He explained that there is a 12" water main that dead-ends in the northwest corner of the property near Rosewood. Mr. Buchanan stated that the water main was previously discussed with the Board, but the development plans feel through.

Mr. Buchanan requested that the Board consider allowing him to run the 12" water main past the proposed driveway (approximately 400') in lieu of running the water main down the entire 1,400 foot parcel along White Oak Avenue to the old lift station. Mr. Buchanan stated that he would install a fire hydrant and other qualifications that the Town would set forth.

Mr. Buchanan stated at the present time, he is only going to work on the two lots he presented and not the back section of the parcel. He stated there is a sewer located in the back of the property for the dwellings to attach to.

Mr. Buchanan discussed the proposed development with Mr. Kraus. He pointed out the proposed location of the driveways for the lots. He stated he is not sure what he will do with the back parcel.

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(General discussion ensued.)

Mr. Buchanan referred to aerial photos.

Mr. Kraus stated putting two dwellings on a parcel of this size is a good idea.

Mr. Forbes stated that the actual length of the parcel will have to be determined. He stated he would be agreeable to negotiating the length of water main. Mr. Kraus stated it would be possible to work something out.

Mr. Buchanan informed the Board he would obtain a survey.

C. PARKING ORDINANCE --- CONTINUED REVIEW.

Mr. Ryan noted the next item on the agenda for the Board's consideration and review was the parking ordinance. He noted the absence of Mr. Kil and Mr. Volk.

Mr. Forbes informed the Board that Mr. Volk has obtained some documentation related to the parking ordinance. He recommended that the Board table this meeting.

(General discussion ensued.)

The matter was tabled.

PUBLIC COMMENT:

Mr. Ryan opened the floor to public comment. He called for public comment. There was no public comment. Mr. Ryan closed the floor to public comment.

ADJOURNMENT:

Mr. Ryan adjourned the meeting.

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(The meeting was adjourned at 7:44 p.m.)

A TRUE COPY

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