

ST. JOHN PLAN COMMISSION
STUDY SESSION – DECEMBER 17, 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. Michael Forbes chaired the St. John Plan Commission study session in Mr. Ryan's absence; he called the meeting to order for December 17, 2014, at 7:01 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: Michael Forbes, Steve Kozel, Steve Hastings, Tom Redar and Derwin Nietzel. Tom Ryan was absent. Staff members present: Kenn Kraus. Steve Kil was present. Attorney Kuiper was absent. Gregory Volk, Town Council liaison, was present.

NEW BUSINESS:

A. PARK PLACE --- ZONE CHANGE --- DENNIS MEYERS.

Mr. Forbes noted that the first item under New Business was a zone change for Park Place. Mr. Kil noted Mr. Meyers' absence. Mr. Kil explained that Mr. Meyers was seeking a zoning change to accommodate the proposed duplexes in Golden Pond. Mr. Kil stated that he could put the zoning map up on the projector screen for the Board's perusal.

Mr. Kraus stated he had a concern about the name "*Park Place*" because it is the same name Providence Life Services is using for the medical facility that is being built. Mr. Kil stated that "*Park Place*" would be reflected on the plat but that is not what it is going to be called.

(General discussion ensued.)

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Mr. Kil presented the zoning map for the Board. He pointed out the parcel of property slated for the zone change in order to accommodate the proposed extension of Golden Pond. Mr. Forbes noted all of the residential property would be zoned R-3, and all of the property fronting US Route 41 would remain commercial, C-2.

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Mr. Forbes asked if the Board members had any questions or comments. Mr. Kozel agreed that the parcel needed a name change. Mr. Kozel commented that he did not want to see confusion due to the name.

Mr. Kil stated that Mr. Meyers submitted a new plan and he would e-mail a copy of the same to the Board members. Using the map, Mr. Kil explained the layout of the parcel to the Board.

(General discussion ensued.)

Mr. Kil informed the Board that Mr. Meyers would be at the January, regular meeting requesting permission to advertise for a public hearing. Mr. Kil stated he would ensure there was a name change.

**B. VENTURA ESTATES --- UNIT FOUR --- ~~SEVEN FIVE LOT~~
SUBDIVISION --- ROBBINS RUN PROPERTIES.**

Mr. Forbes noted that Venture Estates, Unit Four, a seven lot subdivision was the next item for the Board's review.

Mr. Larry Ponziano, Robbins Run Properties, appeared before the Board representing Ventura Estates. Mr. Ponziano noted that the drawing should reflect a five lot subdivision. Mr. Forbes acknowledged that the drawing reflects a five lot subdivision.

Mr. Ponziano stated he had made some changes to the drawings. Mr. Kraus stated he received the revisions to the drawings earlier in the day. Mr. Kil noted that the footprint had not changed. Mr. Ponziano concurred.

(General discussion ensued.)

Mr. Kraus informed the Board that Ventura Estates had received preliminary plat approval, but to his knowledge, was not final platted.

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He stated this parcel was a part of the Ventura Estates approval back in approximately 1992.

Mr. Forbes asked if this approval included Lots 88 through 91. Mr. Kraus stated to his knowledge, these lots were included in the approval process. Mr. Kraus stated since that time there has been significant change to wet land laws and the requirements for filling and mitigating. Mr. Kraus stated that the developer did secure a permit to fill in the road right of way and the area of the wet land located on the east side of Deana. Mr. Kraus stated that the permit for this work expired on the 15th of December, 2014, and all of the fill has been placed.

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(General discussion ensued.)

Mr. Redar asked if soil testing had been done. Mr. Ponziano stated that nine, 14'-15' soil borings had been performed. He stated, from a hydrology standpoint, the west side of the street would have been very expensive and difficult to develop. He stated that the soil character is "*really pretty good.*" Mr. Redar asked that the soil boring test results be forwarded to the Building and Planning Department.

The fill procedure was discussed. Mr. Kozel requested that the locations of the soil borings also be submitted to the Building and Planning Department.

(General discussion ensued.)

Mr. Ponziano informed the Board that he will most likely be involved in some of the building in the development, and there will be other builders also. Mr. Redar stated if there were any soil issues at inspection time, he would expect Petitioner to be ready to address the same. Mr. Ponziano stated that the soil engineer told him that he should put basements on these lots.

Mr. Kil recommended that the Petitioner attend the regular meeting on January 7, 2015, to request permission to advertise for a public hearing on February 4, 2015. Mr. Ponziano stated he would follow the procedure outlined by the Board.

Mr. Kraus stated he would review the plan in depth. He stated there were some changes that needed to be made.

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Mr. Forbes asked if Lots 88 through 91 were going to be eliminated. Mr. Ponziano stated there was discussion with Mr. Kil of donating this land (lots) in the form of a park. Mr. Ponziano stated the developer is certainly in agreement with this suggestion.

(General discussion ensued.)

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Mr. Forbes stated that the biggest issue to be addressed was the technical aspects of the wet lands. He stated he did not see much issue with the subdivision. Mr. Forbes stated the Board would authorize permission to advertise for a public hearing at the January 7, 2015, meeting, and directed Mr. Ponziano to attend the January 21, 2015 study session. Mr. Ponziano stated he would be out of town on January 21, but he would send a representative in his place.

Mr. Ponziano thanked the Board and complimented them on the beautiful meeting room. He stated it was by far the nicest meeting room he had ever visited.

C. PARKING ORDINANCE --- CONTINUED REVIEW.

Mr. Forbes noted continued review of the Town's parking ordinance was the next item on the agenda for the Board's review.

Mr. Volk informed the Board that he had researched small towns and cities comparable to St. John and their parking ordinance language. He stated that he was looking for an ordinance with language that was better and more specific than St. John's but was not able to find any. Mr. Volk cited some of the language in the Homer Glen parking ordinance to the Board.

Mr. Volk recommended that the Board "*review and tweak*" the existing parking ordinance, and make a decision as to whether or not it should be enforced. Mr. Volk stated that his and Mr. Kil's interpretation of the ordinance is different. Mr. Volk opined that the parking ordinance should be enforced year round.

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Mr. Kil noted that the ordinance states that an RV/boat cannot be stored principally at a residence. He stated from May to October, the requirements are a bit more relaxed because these are the months of peak usage for recreational vehicles.

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Mr. Volk stated his interpretation of the ordinance is that it should be enforced "*equally all year round.*" Mr. Kil stated that this is a very difficult ordinance to enforce.

Mr. Kil recommended that the Board members review the parking ordinance language and give it some thought. Mr. Kil stated he would e-mail a copy of the existing ordinance to the Board members for their review.

(General discussion ensued.)

Mr. Kozel recommended starting the review on the parking ordinance language that is posing the most difficulty.

The Board agreed to review the parking ordinance at the next study session.

PUBLIC COMMENT:

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

ADJOURNMENT:

Mr. Forbes adjourned the meeting.

(The meeting was adjourned at 7:40 p.m.)

A TRUE COPY

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

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