

ST. JOHN PLAN COMMISSION
REGULAR MEETING – JANUARY 7, 2015
10955 W. 93RD AVENUE, ST. JOHN, INDIANA

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

Attorney Tim Kuiper Michael
Kenn Kraus
Steve Kil

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CALL TO ORDER:

Mr. Michael Forbes chaired the St. John Plan Commission regular meeting in Mr. Ryan's absence; he called the meeting to order for January 7, 2015, 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: Michael Forbes, Steve Hastings, Steve Kozel, 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.

ELECTION OF OFFICERS:

Mr. Forbes noted the first item on the agenda was election of officers for the 2015 calendar year.

Mr. Hastings made a motion to nominate Michael Forbes for the position of president for calendar year 2015. Mr. Forbes asked if there were any other nominations. There were no other nominations; he closed nominations. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

Mr. Forbes made a motion to nominate Steve Hastings for the position of vice-president for calendar year 2015. Mr. Forbes asked if there were any other nominations. There were no other nominations; he closed nominations. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

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Mr. Forbes made a motion to nominate Steve Kozel for the position of secretary for calendar year 2015. Mr. Forbes asked if there were any other nominations. There were no other nominations; he closed nominations. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

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APPROVAL OF MINUTES: DECEMBER 3, 2014.

Mr. Forbes noted the minutes of the December 3, 2014, regular meeting were before the Board for their review and action. He asked if there were any corrections or questions on the meeting minutes. There were no corrections or questions on the minutes.

Mr. Forbes stated he would entertain a motion to approve the meeting minutes. “*So moved,*” by Mr. Kozel. Mr. Hastings seconded the motion. The motion was passed by voice vote (5/0). Ayes --- all. Nays --- none.

NEW BUSINESS:

**A. VENTURA ESTATES --- UNIT FOUR --- SEVEN LOTS ---
PERMISSION TO ADVERTISE FOR PUBLIC HEARING ON
FEBRUARY 4, 2015.**

Mr. Forbes noted that Ventura Estates, Unit Four, was seeking permission to advertise for a public hearing at the February 4, 2015, regular meeting. He stated that this matter was discussed in depth at the last study session. He asked if there were any questions. There were no questions.

Mr. Forbes stated he would entertain a motion on Ventura Estates. Mr. Kozel made a motion to authorize the request by Ventura Estates to advertise for a public hearing on February 4, 2015. Mr. Nietzel seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

**B. PARK PLACE --- PUBLIC HEARING (ZONE CHANGE)
DENNIS MEYERS.**

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Mr. Forbes noted the next item on the agenda was a public hearing for Park Place for a zone change. Mr. Doug Rettig, Land Technologies, appeared before the Board on behalf of Dennis Meyers and Park Place. Mr. Rettig submitted plans to the Board members.

Mr. Rettig stated that the proposed project is just south of Lake Central Plaza and Golden Pond. He started with the zoning drawing and pointed out the existing cul-de-sac, Meadow Lane. Mr. Rettig pointed out the location of Livio's.

Mr. Rettig informed the Board that the Town of St. John recently acquired an "L" shaped parcel as well as another parcel. He pointed out the property that Mr. Meyers currently owns. Mr. Rettig pointed out the parcels that are zoned commercial. He stated Petitioner was present tonight to rezone the six parcels. He pointed out that a portion of the property is zoned industrial and the rest is zoned commercial.

Mr. Rettig is proposing the zone change to a residential PUD. He pointed out where the new road will come to the stop light. Mr. Rettig stated that there are four lots in Gardenia Gardens owned by the Carrigans, and Mr. Meyers is purchasing Lot 3, Lot 4 and the east end of Lot 1.

Mr. Rettig informed the Board that Mr. Meyers is also purchasing Lot F, a part of Bingo Lake property. He stated altogether there are six parcels that will be combined for the project and the rezone. Mr. Rettig stated if the Board had any questions on the parcels he would be happy to answer them.

Mr. Rettig stated that there is also a preliminary sight plan available reflecting what will be built in here. Mr. Rettig explained that a commercial building is proposed in front, very similar to the building that is in Lake Central Plaza. He showed the location of the reconfigured stop light, which all of the residents will be able to access easily. He stated DeYoungs Furniture and the car wash will stay the same.

Mr. Rettig stated there will possibly be two restaurants at the ends of the mall with a typical retail strip mall in between. Mr. Rettig stated that the drawing he is referring to reflects the reconfigured Lake Central Drive. Mr. Rettig noted the part of the project being worked on by Haas &

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Associates. He stated that the proposed subdivision will be comparable to the existing Golden Pond

Mr. Rettig noted that there will be a large retention pond back near the tracks. The retention pond will take water from this project, all water from the commercial building as well as all of the water from Gardenia Gardens and the vacant property next to it.

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Mr. Forbes asked if there were any questions from the Board. There were no questions.

Attorney Kuiper noted that the notices and publications for the public hearing were timely published and in order for a public hearing to be properly conducted tonight.

Mr. Forbes opened the public hearing for comment. He called twice for public comment. There was no public comment.

For the record, Attorney Kuiper noted that Mr. Plaskota and Mr. Karrigan were both present and would consent to the rezoning petition.

(General discussion ensued.)

Mr. Forbes closed the public hearing and brought the matter back to the Board. He asked if there were any further questions from the Board.

The rezoning of the six parcels into a R-3, PUD was discussed.

Mr. Forbes stated he would ask for a recommendation on the rezoning on the rezoning. He asked that the findings of fact be incorporated into the motion by reference.

Mr. Kozel made a motion to send a favorable recommendation to the Town Council to rezone the parcels as presented to and R-3 PUD incorporating the site plan and the findings of fact by reference. Mr. Redar seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

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Mr. Rettig asked the Board if the Petitioner could request permission to advertise for a public hearing at the next meeting. Mr. Kil stated that the Petitioner could request a public hearing. Mr. Forbes commented that the Board has already reviewed the project.

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(General discussion ensued.)

Mr. Forbes noted there was a request for a public hearing on the preliminary plat for Park Place. He asked if there was a motion to grant permission to advertise. “*So moved,*” by Mr. Redar. Mr. Hastings seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

Mr. Kil informed Mr. Rettig that the Board had recommended the name “Park Place,” be changed. Mr. Rettig stated that the duplex portion of the project name had been changed to “Dancing Waters,” and the commercial portion had been renamed “Lake Central Plaza, Unit Three.”

C. MILL CREEK DEVELOPMENT --- CONTINUED PUBLIC HEARING --- JOE LENEHAN --- (PRIMARY APPROVAL).

Mr. Forbes noted Mill Creek Development, a continued public hearing was next on the agenda. Mr. Joe Lenehan, Olthof Homes appeared before the Board on behalf of Mill Creek Development and finalization of primary approval.

Mr. Lenehan updated the Board on developments since the last meeting. He stated that the issues addressed at the last meeting were now in order.

Mr. Lenehan stated he had a meeting with the State of Indiana today related to the driveway permit and access to Route 231. He stated Mr. Kil also attended the meeting. Mr. Lenehan stated he has been directed to hire a traffic engineering consultant to do a traffic study, a process

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that anyone seeking a state highway permit must go through. He stated that the study will help determine whether or not a traffic light is needed.

Mr. Lenehan stated at the last meeting he was not prepared to have a contingency placed on the primary approval requiring that the developer would have to provide access to the commercial properties from the entrance road. He stated he has had the opportunity to converse with the adjacent property owners, and he is now comfortable having this contingency placed on the primary plat approval. Mr. Lenehan stated that when the final plat is prepared, the section of Park Place Drive (the road off of Route 231) will reflect access to the adjacent properties.

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Mr. Lenehan informed the Board that he talked with Mr. Kleine earlier in the day. He stated that Mr. Kleine had asked for some trees. Mr. Lenehan stated he and Mr. Todd Olthof walked the property with Mr. Kleine. He stated the developer will be able to get some screening in the places in question.

Mr. Lenehan stated the screening was not a primary plat issue, but he wanted the Board to know this matter had been addressed. He stated anywhere where in the development where there is a gap, a tree or two will be placed. Mr. Lenehan stated when the development moves to the southeast corner (agricultural section) some pine and deciduous trees will be planted.

Mr. Lenehan stated he wanted to make it very clear that his hope is to plant the trees very early in the project. Mr. Lenehan stated he is not positive about the timing of the planting, but when landscaping is done in the first phase, he will be bidding the trees out at that time.

Mr. Kil stated he was able to attend the INDOT meeting with Mr. Lenehan. He stated there were four INDOT representatives at the meeting including Mr. John McFadden. Mr. Kil stated he was encouraged by what INDOT representatives said.

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Mr. Kil stated that INDOT directed the Mill Creek developer to conduct a traffic study. He stated the traffic study will take into account the construction of Providence, Park Place, Gates of St. John and the Mill Creek Development. Mr. Kil stated that based upon the results of the traffic study, in the event a traffic signal is warranted, INDOT will coordinate with Mr. Lenehan and Mr. John Lotton to get the traffic signal installed.

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(General discussion ensued.)

Mr. Kil stated he wants to attend the INDOT meetings with the developer so he can keep the Board informed as to what is going on and who is responsible for what. He stated that the INDOT representatives indicated that though it is not often, they have allowed traffic signals to be installed based on traffic studies.

Mr. Forbes noted that there is a great deal of development going in this area including commercial development. Mr. Kil noted that the bike trail will be extended by Mill Creek development, and there will be a cross walk near the school. Mr. Kil stated that although the cross walk will not be a determining factor it will have some impact.

(General discussion ensued.)

Mr. Forbes reopened the public hearing. He called for public comment on the Mill Creek Development. There was no public comment. Mr. Forbes closed the public hearing and brought the matter back before the Board.

Mr. Forbes stated he would entertain a motion for the preliminary plat for Mill Creek; he asked that the motion reference the findings of fact and include the contingency to access the commercial properties on the east and west of Park Place.

(General discussion ensued.)

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Mr. Kozel made a motion to approve the preliminary plat for Mill Creek Development with the contingency to include access to the commercial properties on the east and west of Park Place, and incorporating the findings of fact by reference. Mr. Nietzel seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

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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.

Mr. Forbes noted there was no business before the Board for the January 21st meeting. He asked if there were any objections to canceling the meeting. The meeting for January 21st was canceled.

Mr. Forbes informed the Board that Mr. Tom Ryan would most likely resign from the Board due to scheduling conflicts.

Mr. Forbes stated that there has been discussion about updating the Comprehensive Master plan. He stated some clarification in the language in the plan may be called for. Mr. Kil stated that he and Mr. Forbes have been working on a Master Traffic Signal plan, and they would like to incorporate this into the Comprehensive Master plan.

ADJOURNMENT:

Mr. Forbes adjourned the meeting.

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

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