

ST. JOHN PLAN COMMISSION
STUDY SESSION – FEBRUARY 18, 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
Kenn Kraus
Steve Kil

CALL TO ORDER:

Mr. Michael Forbes called to order the St. John Plan Commission study session to order on February 18, 2015, at 7:03 p.m.

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 were absent. Staff members present: Kenn Kraus. Steve Kil was present. The Board's attorney was not present. Gregory Volk, Town Council liaison, was present.

NEW BUSINESS:

A. NORTH POINT --- UNIT FOUR (TWO LOTS) --- SECONDARY APPROVAL --- JOE LENEHAN.

Mr. Forbes noted North Point, Unit Four, a two lot subdivision was the first item before the Board for their consideration.

Mr. Joe Lenihan, representative for North Point, appeared before the Board. He informed the Board that Olthof Homes is in the process of purchasing several finished lots in North Point, Phase Three. Mr. Lenihan submitted plats to the Board.

Mr. Lenihan stated that Olthof currently has a model on Lot 100. He noted that the Olthof is in the process of updating their products, adding new features to the exteriors of the homes. Mr. Lenihan stated that Olthof is going into their communities and building the new models. He stated that for marketing purposes, Olthof prefers to build their new models as close to the entrance as possible.

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Mr. Lenehan stated that the model on Lot 100 is going to be sold. Mr. Lenehan stated, for marketing purposes, Olthof would like to build a new model on Lot 105, an unplatted lot. He stated the previous developer put all the improvements in for Lot 105 but did not plat it.

Mr. Lenehan informed the Board he was here tonight seeking permission to plat Lots 104 and 105. Mr. Lenehan stated in the event that Lot 105 is platted, they will build their new and updated model home there.

(General discussion ensued.)

Mr. Lenehan stated the goal is to eventually finish the North Point subdivision. He stated there are approximately 31 lots left in North Point, and, tentatively, will be developed in one or maybe two phases.

Mr. Kraus noted that the Town held a letter of credit for Unit Three. He asked if the street light/electrical issues had been addressed. Mr. Lenehan explained that when Olthof purchased the finished lots there was an open letter of credit on North Point, Phase Three. He stated that the former developer's letter of credit was replaced by a performance bond by Olthof. Mr. Lenehan stated that Olthof fixed the street light issue, which was simply a matter of plugging something in. Olthof also made some storm water improvements, and put the final coat of asphalt down.

Mr. Lenehan stated that inspections were completed on the aforementioned improvements. He stated that Olthof then had the performance bond released and a maintenance bond was put in place.

(General discussion ensued.)

Mr. Forbes noted that this matter would be placed on the agenda for the regular meeting in March.

B. ROSE GARDEN --- PROPOSED SUBDIVISION --- BRANDON RAIMONDI --- DOUG RETTIG --- SUBLIME DEVELOPMENT.

Mr. Forbes noted the next item for the Board's review was Rose Garden for a proposed subdivision.

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Mr. Doug Rettig, Land Technologies, appeared before the Board on behalf of Sublime Development/Rose Garden. He stated that the developers of Rose Garden were before the Board previously.

Mr. Rettig noted the developers consulted him. He stated one of the hurdles for the developers were wet lands, which are delineated. Mr. Rettig stated that the original drawings presented by the developer had the wet lands sketched in by the wet land consultant. He stated the sketches were grossly out of proportion.

Mr. Rettig presented his survey to the Board. He noted there are still wet land issues. Mr. Rettig pointed out on the drawings issues on two lots in the proposed development. He pointed out the existing street; he stated that the developer does not intend to extend the street any further. Mr. Rettig noted that the parcel is zoned R-2.

Mr. Rettig informed the Board that Lot 1 was made 20 feet wider, which meets the Town's ordinance. He stated it is his belief that all of the lot sizes meet the Town's R-2 ordinance. Mr. Lenehan pointed out on the drawing where a street would be connected and curbs would be placed.

Mr. Rettig pointed out a right of way that was dedicated "*years ago.*" He stated that Willow Ridge Manor, Phase Two, dedicated right of way but never built the street. Mr. Rettig stated that the developers will complete this street and make an improved four-way intersection.

Mr. Rettig informed the Board that the sanitary sewer and water main are place, for the most part. He stated there is drainage in place which flows to the Willow Ridge pond. Mr. Rettig pointed out the wet land area that drains into a storm sewer and ultimately to Willow Ridge pond.

Mr. Rettig noted that he would know more about detention requirements when engineering is done. Mr. Rettig pointed out to the Board that the continental divide in Lake County runs right through this parcel of land, with the north portion of the parcel draining into Lake Michigan and the south portion into the Kankakee River. Mr. Rettig pointed out the wet lands.

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Mr. Rettig stated that the developers are pressing him to do engineering. He asked if the next step would be to seek permission to advertise. Mr. Kil stated permission to advertise could be sought at the March 4, 2015, meeting if the developer was ready. Mr. Rettig stated he would attend the March meeting and possibly ask for permission to advertise for April or May.

(General discussion ensued.)

Mr. Forbes asked if there were additional topography issues with Lot 10. Mr. Rettig pointed out a water way; he stated that the property line would be respected and an easement would be provided.

(General discussion ensued.)

Mr. Rettig stated that his understanding is that the developer does not want to extend the street.

Mr. Kil opened *Google Earth* for the Board's reference. Mr. Rettig pointed out the location of the road that the developers are not willing extend. He pointed out on the parcel where the developers would start their project. Mr. Rettig pointed out useable land.

Mr. Redar asked about elevations off of Parrish Avenue. Mr. Rettig stated that he has not delved into the project far enough to be able to ascertain how the grading would be done.

(General discussion ensued.)

The road and its alignment were discussed. Mr. Kil advised Mr. Rettig to take note of the geometry of the street. Mr. Rettig acknowledged that the intersection was "*a little tricky but manageable.*"

Mr. Rettig stated he would be back soon to request permission to advertise.

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Mr. Volk informed the Board that approximately six months ago the parking ordinance was brought up. He stated the main issue with the ordinance was the parking of recreational vehicles and boats on driveways during the summer season.

Mr. Volk noted the ordinance was written so that recreational vehicles were not allowed to be parked in driveways for extended periods, but through the years it has been allowed in the summer months. Mr. Volk stated the question is whether or not the Town wants to amend this ordinance or leave it as is.

Mr. Volk noted, to keep the peace, the code enforcement officer has been allowed to relax the strict application of the ordinance during the summer months. Mr. Volk stated that rather than enforce the ordinance, it may be more logical to allow residents to park their recreational vehicles *seasonally*.

(General discussion ensued.)

The Board decided to amend the ordinance. It was determined that the Ordinance should be changed to allow residents to park their recreational vehicles seasonally, from May 1 through November 1, no street parking, on a paved surface with no protruding parts onto the sidewalk or street.

Mr. Kil stated he would make the changes to the ordinance and bring it before the Board for their review.

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

(The meeting was adjourned at 7:34 p.m.)

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