

ST. JOHN PLAN COMMISSION
REGULAR MEETING – MARCH 18, 2015
10955 W. 93RD AVENUE, ST. JOHN, INDIANA

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

Attorney Tim Kuiper
Kenn Kraus
Steve Kil

CALL TO ORDER:

Mr. Michael Forbes called the St. John Plan Commission study session to order on March 4, 2015, at 7:02 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 and Tom Redar. Steve Hastings, Tom Ryan and Derwin Nietzel were absent. Staff members present: Kenn Kraus. Steve Kil was present. Town Council liaison, Greg Volk, was absent. Attorney Tim Kuiper was absent.

NEW BUSINESS:

**A. ROSE GARDEN --- PROPOSED SUBDIVISION --- BRANDON
RAIMONDI --- DOUG RETTIG**

Mr. Forbes noted that the first item under New Business was a Rose Garden, a proposed subdivision.

Mr. Doug Rettig, Land Technologies, appeared before the Board on behalf of Brandon Raimondi and Sublime Developers. Mr. Rettig noted the developers of the project appeared at the last meeting requesting permission to advertise.

Mr. Rettig stated he would present a preliminary sketch of the four-way intersection at 89th and Parrish Avenue.

(Mr. Rettig passed out drawings.)

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Mr. Rettig informed the Board that the proposed development is located on the west side of Parrish Avenue, an undeveloped portion of Willow Ridge. He stated the proposed Rose Garden is a ten-lot subdivision.

Mr. Rettig explained the location of the road with a divided interest going east into Willow Ridge, north on Parrish and then a partial street south of 89th Avenue. He stated this area would be fully improved into a two-lane street heading south into the new project.

Mr. Rettig stated that there is an unusual situation with the road west of Parrish Avenue, in that it was built south of the section line. He explained that's why things are not centered at this location. He notes the center line goes east into Willow Ridge, which should be the section line of 89th Avenue, but it's not. Mr. Rettig stated this issue would be dealt with.

Mr. Rettig noted there is an exception for the north 18 feet which leaves a 38 foot right of way (as you go west) dedicated to 89th Avenue at the present time, a 20 foot right of way on the north side of the section line, and 18 feet south of the section line. He noted the developer is going to dedicate an additional 22 feet, which would make a total of a 60 foot right of way. Mr. Rettig noted that the road would be south of the section line he outlined.

Mr. Kil noted although the road will be a little off, it will be better than it is at the present time. Mr. Rettig noted the north side of the road would be widened. He stated this would not drastically change the traffic pattern and but it would be more aesthetically pleasing.

(General discussion ensued.)

Mr. Rettig noted the grades/elevations would be manageable.

Mr. Forbes asked the Board members if they had any questions. Mr. Kozel remarked that the drawing presented by Mr. Rettig cleans up the area, Mr. Kil concurred. Mr. Rettig stated the drawing would be incorporated into the plans.

There were no further comments or questions.

**B. CONDOR ESTATES --- ONE LOT SUBDIVISION ---
12225 WEST 85TH AVENUE --- DAVE SPOOLSTRA.**

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Mr. Forbes noted the next item for the Board’s review was Condor Estates, a one lot subdivision.

Mr. Dave Spoolstra appeared before the Board on behalf of Condor Estates. He informed the Board that this lot is currently sectioned into three lots, and that the owner wants it re-platted into a one lot subdivision.

Mr. Spoolstra stated that the lot in Condor Estates can be reached by taking Patterson to 85th Avenue, taking a left on 85th Avenue and proceeding approximately one-quarter mile and the parcel is located on the left-hand side. He noted there was an existing house on the parcel and it was torn down. Mr. Spoolstra noted the proposed home would be located in basically the same place as the old residence.

Mr. Forbes noted that Lots 45, 46 and 47 would be turned into one lot. Mr. Spoolstra agreed.

Mr. Kil located the parcel on *Google Earth*. Mr. Spoolstra pointed out the existing driveway. Mr. Spoolstra noted that the parcel is pretty heavily wooded.

(General discussion ensued.)

Mr. Forbes directed Mr. Spoolstra to request permission to advertise for a public hearing at the next regular meeting on April 2, 2015. Mr. Forbes said after the authorization of the public hearing is granted, they could move forward.

C. PARKING ORDINANCE --- CONTINUED DISCUSSION.

Mr. Forbes asked if Mr. Kil had prepared a draft for the parking ordinance. Mr. Kil acknowledged that he had and he passed out documents entitled *Supplemental Parking Regulations*. Mr. Kil placed a copy of the existing parking regulations on the media screen. The section which had been amended was highlighted on the document.

Mr. Kil directed the Board to note the change from “*recreational vehicles*” to “*recreational vehicles and boats, motorized and nonmotorized.*” He explained that he used verbiage to cover every nuance in the ordinance in order to eliminate any debate on the meaning of the same.

Mr. Forbes directed Mr. Kil’s attention to Section 2, “*No vehicle may be parked in manner to obstruct any part of a sidewalk, including the part of a*

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sidewalk that intersects a driveway.” Mr. Forbes noted that this will be a point of debate. Mr. Forbes noted changing the wording to “*no part of the motor home/trailer can in any way intrude into the plane of the sidewalk.*” Mr. Kraus suggested after the word “*obstruct*” adding “*any part of a sidewalk or extend over a sidewalk including that part of the sidewalk that intersects a driveway.*” Mr. Forbes remarked that simpler would be better.

(General discussion ensued.)

The next section “*Recreational Vehicles and Boats,*” was addressed. Mr. Kil noted that residents should be able to enjoy the use of their extracurricular recreational vehicles without the Town looking like a parking lot.

Mr. Volk suggested that the word “*may*” be omitted in the first sentence, second line, in Paragraph A.

(General discussion ensued.)

Mr. Kil noted the boats and recreational vehicles cause the most problem, as far as parking, in Town during the warm months. There were no further comments or questions on the amended *Supplemental Parking Regulations*.

Mr. Volk suggested rearranging the order of the paragraphs. Mr. Forbes opined that it is acceptable the way it is laid out.

D. COMPREHENSIVE PLAN --- DISCUSSION TO UPDATE.

Mr. Forbes noted the Board would address the Comprehensive Plan and the intention to update the same.

Mr. Kil informed the Board that he met with a representative of Solomon, Cordwell & Buenz, from the same firm who prepared the Town’s last Comprehensive Plan, approximately ten years ago. Mr. Kil directed the Board’s attention to the proposal that he was provided related to updating the Comprehensive Master Plan.

Mr. Kil stated that the thoroughfare, land use/zoning, TIF Districts components will be updated or added. He showed the Board the street scape. Mr. Forbes asked if the Comprehensive Plan and the Thoroughfare Plan were to separate plans. Mr. Kil acknowledged that they are currently two separate plans but will be combined into one plan.

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Mr. Kil showed the Board the proposed costs of the project. He stated it includes the price of renderings. Mr. Kil stated that having an updated Master Plan to show developers would be beneficial for the Town. He stated the plan would incorporate the existing and proposed bike trail.

Mr. Kil stated there will be several meetings and public meetings to ascertain what is needed and wanted. He stated he had a First Group proposed price to develop a Thoroughfare Plan at \$17,000. Mr. Kil directed the Board's attention to Appendix D, the proposed price for updating of the Comprehensive Plan.

Mr. Kil reiterated that it has been ten years since the last Master Plan was developed and things have changed a lot in St. John since then.

(General discussion ensued.)

Mr. Forbes asked the Board members if they had any comments or questions. The Board members had no comments or questions.

Mr. Kil asked for the Board's permission to present the proposal to the Town Council.

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 7:43 p.m.)

A TRUE COPY

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