

ST. JOHN PLAN COMMISSION  
STUDY SESSION – APRIL 15, 2015  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA

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

Attorney Dave Austgen  
Kenn Kraus  
Steve Kil

**CALL TO ORDER:**

Mr. Michael Forbes called the St. John Plan Commission study session to order on April 15, 2015, at 7:01 p.m.

**ROLL CALL:**

Roll call was taken by Susan E. Wright, Recording Secretary, with the following Commissioners present: Michael Forbes, Steve Kozel, Tom Redar and Derwin Nietzel. Staff members present: Kenn Kraus. Steve Kil was present. Town Council liaison, Greg Volk, was absent. Attorney Austgen was absent.

**NEW BUSINESS:**

A. GATES OF ST. JOHN --- RESUBDIVISION OF UNITS 11A AND 12A --- JOHN LOTTON.

Mr. Forbes noted that the first item under *New Business* was the Gates of St. John, for discussion on the resubdivision of Units 11A and 12A. Mr. John Lotton, developer, appeared before the Board on behalf of the Gates of St. John.

Mr. Lotton was seeking permission to resubdivide Units 11A and 12A into five residential lots on the boulevard, three dwellings on the west side and two on the east side.

Mr. Redar noted a couple of the lots had corners that were encroaching into the pipeline easement. Mr. Lotton stated the encroachment was outside of the building area. Mr. Redar noted the homeowners would have to be notified that they could not do anything in the pipeline easements. Mr. Lotton stated the prospective buyers would be made aware of the pipeline easement and the pipeline company is aware of it. He stated he has agreements with both pipeline companies.

ST. JOHN PLAN COMMISSION  
STUDY SESSION – APRIL 15, 2015  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA

Mr. Redar asked if the builders would be made aware of the prohibition of operating heavy equipment on these two lots. Mr. Lotton stated that heavy equipment can be driven over these areas unless there is less than 24” of cover. Mr. Lotton stated in the event that anyone would be digging in this area, the pipeline representatives will have to be made aware of the digging so it could be supervised.

Mr. Redar asked Mr. Lotton if Lots 1503 and 1505 were for sale. Mr. Lotton stated he intends to build on all of the lots, but in the event 1503 and 1505 are sold he would give the buyers proper notification of the pipeline easement.

(General discussion ensued.)

Mr. Kozel noted a median in the road. Mr. Lotton concurred. Mr. Kozel asked how residents were to access their driveways. Mr. Lotton explained that the residents would have to go down to the roundabout and turn around.

Mr. Lotton informed the Board that Pod 12 has a boulevard area with a center median. He stated these residents also have to go down and turn around to get to their homes. Mr. Lotton stated going east off of 105<sup>th</sup> Avenue a similar situation exists, residents are required to go down to the next intersection, turn around and come back to their homes.

(General discussion ensued.)

Mr. Lotton stated that the problems with the roundabouts seemed to have worked themselves out.

Mr. Kraus stated the biggest issue is the traffic pattern, especially northbound on Park Place trying to get into the three lots on the west side. He stated he believes this can be worked out.

Mr. Forbes noted that there are two existing boulevards much like what Mr. Lotton is proposing. Mr. Kozel asked about signage; he opined that some people are confused when they come up to the rotaries.

(General discussion ensued.)

Mr. Kil asked Mr. Lotton to enlighten the Board on fencing. Mr. Lotton stated he will extend decorative fencing, similar to the existing

ST. JOHN PLAN COMMISSION  
STUDY SESSION – APRIL 15, 2015  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA

fence, all the way to the end of each property on 101<sup>st</sup> Avenue. He stated he is considering installing a semi-decorative, privacy fence down the three lots on the west side, Lots 101 through 1503.

Mr. Kil noted Mr. Lotton's preliminary schedule reflects he will return to the May 6, 2015, seeking permission to advertise for a public hearing in June. He stated if issues crop up, Mr. Lotton could attend the May study session.

**B. LAKE CENTRAL PLAZA --- DANCING WATERS --- FINAL PLAT FOR COMMERCIAL --- DENNIS MEYERS.**

Mr. Forbes stated the next item for the Board's consideration is Lake Central Plaza, Dancing Waters, final plat for commercial. Petitioner, Mr. Denny Meyers appeared before the Board on behalf of Lake Central Plaza. Mr. John Bullock, Land Technologies Engineers and Surveyors, was also present.

Mr. Bullock stated that the Petitioner is proposing to begin development of the area with a single commercial lot on US Route 41, south of the existing Lake Central Plaza buildings. He stated that this project would tie into the street improvements that the Town is doing.

Mr. Bullock stated the Petitioner is proposing to develop one lot as the first phase of Meyers Addition, Unit Three, Lot One. He stated that the Petitioner anticipates moving on to Lot Two as soon as the infrastructure is in place and ready to go for expansion into Lot Two. Mr. Bullock stated in order to get started on the permitting process, a record plat must be secured. He explained that is why Lot One is being separated out as a starting point.

Mr. Kil asked if the site plan that was previously approved would be adhered to. Mr. Bullock acknowledged that the approved site plan would be used.

(General discussion ensued.)

Mr. Kil stated that the Town's road is currently under construction. He stated as soon as the roads and light is ready, the residents of Golden Pond will be able to access the traffic light. Mr. Kil stated the only way this could be accomplished would be to plat this

ST. JOHN PLAN COMMISSION  
STUDY SESSION – APRIL 15, 2015  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA

commercial section. Mr. Forbes noted the location of the ingress/egress easement and the road's location.

Petitioner proposed Out Lot C be used to place a restaurant sign. He stated it would be a small, tasteful monument type sign. Mr. Meyers stated that Out Lot C currently belongs to the Town. He stated that he has had discussion with both John and Doug about how to handle the out lot. Mr. Meyers stated that a swatch could be taken out of Out Lot C and he could purchase it from the Town. Mr. Bullock stated this would probably be the least intrusive way to accomplish this.

(General discussion ensued.)

Mr. Forbes stated he is not a big fan of placing the restaurant sign in this location. He stated it would be an “*off-site sign.*” Mr. Forbes stated the sign belongs on Petitioner's parcel in front of the restaurant.

Mr. Meyers stated that the Petitioner would maintain the out lot property. He stated that the proposed sign would not be a bill board sign, but something small, low and simple. Mr. Meyers stated they would like to separate the restaurant sign from the Lake Central Plaza bill board sign. He stated he is looking to place a high end deal for the restaurant and he opined they will want to have their own sign. He stated the restaurant building will be somewhat separated from the strip mall.

Mr. Meyers stated the out lot sign would give the restaurant its own private identity. He stated he would like to offer this separate sign location to the prospective restaurant.

(General discussion ensued.)

Mr. Kozel asked the Petitioner to point out the location of the sign on the plans. Mr. Bullock approached the drawing on the media screen and pointed out the proposed location for the restaurant sign.

Mr. Bullock conceded that the sign location is a separate issue from the platting of Lot 1.

Petitioner stated they are ready to start work just as soon as the issues are ironed out. Mr. Meyers stated the frontage road would be done before the Town has their street project done. He stated that

ST. JOHN PLAN COMMISSION  
STUDY SESSION – APRIL 15, 2015  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA

installing the frontage road now would enable the Golden Pond residents to access the traffic light sooner rather than later.

Mr. Kil noted that the Petitioner is scheduled for the May 6, 2015, Plan Commission meeting.

Mr. Kraus remarked that there are no public improvements on the lot so there will be a \$900 developmental fee. He stated the storm drainage system is private.

Mr. Forbes asked the Board members if they had any further questions. There were no further questions from the Board.

**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 7:35 p.m.)

**A TRUE COPY**

---

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