

ST. JOHN PLAN COMMISSION
10955 W. 93RD AVENUE, ST. JOHN, INDIANA
REGULAR MEETING – MAY 6, 2015

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 regular meeting to order on May 6, 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. Staff members present: Kenn Kraus. Steve Kil was present. Town Council liaison, Greg Volk, was present. Attorney Austgen was absent.

APPROVAL OF MINUTES: APRIL 1, 2015, REGULAR MEETING.

Mr. Forbes stated that the first item for the Board's consideration was approval of the minutes of the regular meeting of April 1, 2015. He asked if there were any questions on the meeting minutes. There were no questions or comments.

Mr. Forbes stated he would entertain a motion on the minutes of April 1, 2015. Mr. Hastings made a motion to approve the meeting minutes of April 1, 2015. Mr. Kozel seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

NEW BUSINESS:

- A. GATES OF ST. JOHN --- RESUBDIVISION OF UNITS 11A AND 12A --- JOHN LOTTON --- REQUESTING PERMISSION TO ADVERTISE FOR PUBLIC HEARING.

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Mr. Forbes noted that the first item under *New Business* was the Gates of St. John. Mr. John Lotton appeared on behalf of the Gates of St. John, seeking permission to advertise for a public hearing on June 3, 2015. Mr. Forbes asked if there was any discussion. He asked the Petitioner if there had been any changes since the matter was discussed at the study session. Mr. Lotton responded, “*No changes.*”

Mr. Forbes stated he would entertain a motion to authorize Petitioner, John Lotton, to advertise for a public hearing to be held on June 3, 2015, for the resubdivision of Units 11A and 12A in the Gates of St. John. “*So moved,*” by Mr. Redar. Mr. Nietzel seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

**B. PUBLIC HEARING FOR PRELIMINARY PLAT APPROVAL ---
ONE LOT SUBDIVISION --- CONDOR ESTATES.**

Mr. Forbes noted the next item on the agenda was a public hearing for preliminary plat approval for Condor Estates, a one lot subdivision. Mr. Spoolstra appeared before the Board on behalf of the Petitioners, who were also present.

Mr. Forbes asked if the notices and proofs of publication were in order for the public hearing. Mr. Kil noted that the notices and publications were in order for the public hearing to be properly conducted tonight.

Mr. Spoolstra stated that the Petitioner desires to resubdivide a three lot subdivision into one lot in order to build a home. The resubdivided lot will be called Condor Estates.

Mr. Kil showed the location of the lot on the media screen via *Google Earth*.

PUBLIC HEARING

Mr. Forbes opened the public hearing. He called for public comment.

Susan Hubbell, 12125 West 85th Avenue

Ms. Hubbell stated she looked forward to meeting the new neighbors. She asked for the actual size of the three parcels that would be combined. Ms. Hubbell also noted that the name of the proposed subdivision is “*Condor*”

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Estates” with the *estates* being plural. She asked how many homes would be on the parcel.

Mr. Forbes stated the plural of *estate* implies that there will be multiple homes, but in this is case it will only be on residence.

Elaine Ruth, 8617 Massey Drive

Ms. Ruth stated she believes she will be located right behind the proposed Condor Estates on the west side of the pond.

(General discussion ensued.)

She wanted to know if the residence would be for one family or multiple families, and whether the residence would be a one-story or a two-story. Ms. Ruth was informed the residence would be a one story home for one family.

Mr. Forbes called for additional public comment. There was no further public comment. Mr. Forbes closed the public hearing and brought the matter back before the Board.

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

Mr. Forbes stated he would entertain a motion on preliminary plat on *Condor Estates*. Mr. Kozel made a motion to grant preliminary plat approval for *Condor Estates* and incorporated the findings of fact by reference. Mr. Redar seconded the motion. The motion was unanimously carried by voice vote (5/0). Ayes --- all. Nays --- none.

Mr. Kil stated if there were no issues, and at the Board’s discretion the 30 day waiting period between preliminary and secondary plat approval could be waived, which would allow the Petitioner to get started on the building.

(General discussion ensued.)

Mr. Forbes stated he would entertain a motion to waive the rules on the 30 day requirement between preliminary and secondary plat approval. “So *moved*,” by Mr. Hastings. Mr. Nietzel seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

Mr. Forbes stated he would entertain a motion on secondary plat approval for *Condor Estates* and waiving the detention requirements. “So

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moved,” by Mr. Kozel. Mr. Hastings seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

C. PRESERVES AT SCHILTON HILLS --- SCHILLING
DEVELOPMENT --- FINAL PLAT APPROVAL ---
JACK SLAGER.

Mr. Forbes directed the Board’s attention to the *Preserves at Schilton hills*, a seven lot development, for final plat approval. Mr. Jack Slager, Schilling Development, appeared before the Board for the Petitioner.

Mr. Slager informed the Board that the project is “*pretty straightforward.*” He stated that preliminary plat approval was granted late last year and since that time the improvements have been installed. He requested the Board consider granting final plat approval.

Mr. Slager informed the Board that an old, existing easement cuts through the property, a 1919 storm sewer that drained the intersections of 93rd and Columbia Avenues. He stated that this old easement bisected Lots 6 and 7. Mr. Slager stated that this old sewer had been relocated to the backs of the affected lots. He stated that Petitioner is in the process of having this easement vacated. Mr. Slager noted that the new easements are being dedicated and reflected on the plat to accommodate the new storm sewer configuration.

Mr. Forbes stated he would entertain a motion on final plat for the *Preserves at Schilton Hills*; he asked that the findings of fact be incorporated into the motion. Mr. Kozel made a motion to grant final plat approval for the *Preserves at Schilton Hills* and incorporated the findings of fact into the motion by reference. Mr. Redar seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

D. DANCING WATERS --- FINAL PLAT APPROVAL --- UNIT ONE
--- DOUG RETTIG.

Mr. Forbes stated the next item for the Board’s consideration is Lake Central Plaza, *Dancing Waters, Meyers Addition, Unit Three*, for final plat. Mr. Doug Rettig, Land Technologies appeared before the

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Board on behalf of the Petitioner. Mr. Denny Meyers, developer was also present.

Mr. Rettig stated that primary plat approval was granted “*not too long ago.*” He stated this is the commercial portion of part of a larger project which will include 17 duplex lots, southeast of this parcel. Mr. Rettig stated that in order to expedite matters, Petitioner is seeking final plat approval on the commercial lots. He stated infrastructure has been started and all of the permits are in order.

(General discussion ensued.)

Mr. Rettig stated the development will be tapping into a new water main behind the development, and not tied into the U.S. Route 41 water main at all.

Mr. Kraus wanted to clarify the developmental fee. He stated that he wrote a letter on May 4, 2015, that the developmental fee was \$14,190.40. Mr. Kraus stated the developmental fee for Block One would be the \$900.00 minimum. He stated when the rest of the developmental fee is paid, it will be minus the \$900.00.

Mr. Forbes stated he would entertain a motion on final plat for *Dancing Waters, Meyers Addition, Unit Three*. Mr. Redar made a motion to grant final plat approval to *Dancing Waters, Meyers Addition, Unit Three* with the findings of fact incorporated by reference. Mr. Kozel seconded the motion. The motion was carried by voice vote (5/0). Ayes --- all. Nays --- none.

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:

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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