

ST. JOHN PLAN COMMISSION
10955 W. 93RD AVENUE, ST. JOHN, INDIANA
STUDY SESSION – AUGUST 19, 2015

CALL TO ORDER:

Mr. Michael Forbes called to order the St. John Plan Commission study session of August 19, 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, Tom Redar, Steve Kozel and Derwin Nietzel. Staff members present: Steve Kil was not present at roll call. Kenn Kraus was present. The Board's attorney was not present.

NEW BUSINESS:

**A. THE PRESERVE --- DEVELOPMENTAL PROPOSAL
JACK SLAGER --- SCHILLING DEVELOPMENT.**

Mr. Forbes called the first order of business before the Board, a developmental proposal, the *Preserve*. Mr. Jack Slager, Schilling Development, appeared on behalf the *Preserve*.

Mr. Slager submitted revised drawings for the Board's review. Mr. Forbes noted that the annexation would be official on approximately August 30, 2015. Mr. Slager stated the developer would like to appear before the Board on to request permission to advertise for a public hearing on a rezoning.

Mr. Slager stated that there were four issues that were addressed at the last meeting that he wanted to discuss tonight, the first being the bike/walking trail. He stated that trail was moved out from along the creek to run along White Oak Avenue. Mr. Slager stated the revised plan shows the bike/walking trail weaving along White Oak Avenue up to 93rd Avenue, and then the trail weaves along the south side of 93rd Avenue.

Mr. Slager stated that there will be at least one area where the trail will enter the subdivision in between two lots. He stated that this access point will allow access into the interior streets of the subdivision. Mr. Slager stated there will also be access at the entrances along White Oak Avenue and 93rd Avenue.

Mr. Slager stated the trail will be paved and eight foot wide, winding along White Oak which will serve as both a side walk and bike trail. He stated there will still be some walking trails on the 40 acres across from Schilton

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Hills. Mr. Slager stated the developer is currently working with *Earth Source*, the wet lands designer.

Mr. Slager stated the second request from the Board was to eliminate some of the cul-de-sac and *knuckles* or large turns. He stated four cul-de-sacs have been eliminated and some corners rounded off. Mr. Slager stated one of the cul-de-sacs was eliminated from a main east/west road.

Mr. Slager stated a park was discussed at the last meeting. He stated that the developer has designated a two acre parcel for the park towards the back of the development. Mr. Slager stated this would be a central location that can be utilized by the future development to the west.

Mr. Slager stated the last item addressed was a request to come up with a theme throughout the development. He stated a theme of street names has been chosen. Mr. Slager stated the plans he presented tonight are preliminary and the engineering is being worked through. He stated in approximately a month he should have some “*real engineering drawings ready to go.*”

Mr. Slager stated he would welcome any input from the Board.

Mr. Redar mentioned some of the street names that should be changed to eliminate confusion. Mr. Slager stated that he would work on the street names.

(General discussion ensued.)

The addresses for the curved street were discussed.

(Mr. Kil enters meeting.)

Mr. Slager stated that the developer is trying to preserve as much of the woods as they can.

Mr. Slager stated that there are two or three different possibilities for the sanitary sewers, and it is still being worked out in the engineering process.

(General discussion ensued.)

Mr. Kozel requested that the engineering should not reflect manholes in front of the truncated directional.

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Mr. Forbes requested that the developer take a “*long, hard look*” at the traffic on 93rd Avenue. Mr. Slager stated he realizes the size of the development scares people, but he opined the 440 home site development will probably be a 10-year project.

Mr. Slager stated he would return to the regular meeting in September requesting permission to advertise for a public hearing to rezone from R-1 to R-C-1.

B. GREG SCHILLING --- ONE LOT SUBDIVISION.

Mr. Forbes noted the next item on the agenda was a one-lot subdivision with Greg Schilling.

Mr. Kil informed the Board that he told Mr. Greg Schilling he did not have to show up. He stated that there has been no change in the plans from what was shown to the Board at the last meeting.

Mr. Kraus stated that the easements shown on the new lot are acceptable.

There was no further discussion.

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 7:23 p.m.)

A TRUE COPY

Susan E. Wright, Recording Secretary
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