

ST. JOHN PLAN COMMISSION  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, INDIANA  
REGULAR MEETING – SEPTEMBER 2, 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 September 2, 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 Kozel, Tom Redar and Derwin Nietzel. Steve Hastings was absent. Staff members present: Kenn Kraus. Steve Kil was present. Attorney Austgen was absent.

**APPROVAL OF THE MINUTES:**

**AUGUST 5, 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 August 5, 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 August 5, 2015. "So moved," by Mr. Kozel. Mr. Nietzel seconded motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

**NEW BUSINESS:**

A. WELLINGTON COURT --- ONE LOT SUBDIVISION --- PUBLIC HEARING FOR PRIMARY AND FINAL PLAT APPROVAL --- GREG SCHILLING.

Mr. Forbes noted the first item under New Business for the Board's attention was a public hearing for primary and final plat approval for Wellington Court, a one-lot subdivision. .

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Mr. Greg Schilling appeared before the Board, representing himself, for a public hearing on Wellington Court, a one-lot subdivision and seeking preliminary and final plat approval. Mr. Forbes noted there was a brief discussion at the last study session, and the only outstanding questions the Board had was on the easements and making sure that there were no easement conflicts.

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Mr. Kraus stated that he reviewed the final plat. He stated that there were three things that normally are seen on a plat that were not on the particular plat he reviewed. The three items Mr. Kraus was referring to were a *vicinity map*, *State Plane Coordinate System* and the *FEMA Floodplain* reference. He stated these three items are present on the original plat for the subdivision. Mr. Kraus stated he believes these three items could be waived for this particular matter since it is only a one-lot subdivision.

Mr. Kraus stated that the easements are fine, and all of the bearings and distances matched the original. He stated that there is a developmental fee minimum of \$900. He stated all of the improvements are in place in the subdivision.

Mr. Forbes asked if there were any questions on the preliminary plat. There were no questions.

Mr. Forbes asked Mr. Kil if the *Proofs of Publication* were in order. Mr. Kil stated he has reviewed the *Proofs of Publication* and they are in order.

Mr. Forbes announced he would open the public hearing for anyone wishing to comment on the Wellington Court, one-lot subdivision. He called for public comment. There was no public comment. Mr. Forbes closed the public hearing and brought the matter back before the Board.

Mr. Forbes stated he would entertain a motion regarding preliminary plat approval for Wellington Court. Mr. Kozel made a motion to grant preliminary plat approval for Wellington Court, a one-lot subdivision and incorporate the findings of fact by reference. Mr. Redar seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

Mr. Forbes stated for a one lot subdivision, the 30-day waiting requirement is usually waived. He stated if the Board were so inclined, he would entertain a motion to waive the rule on the 30-day requirement to allow for the final plat to be read tonight. "So moved," by Mr. Redar. Mr. Nietzel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

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Mr. Forbes stated he would entertain a motion regarding final plat approval for Wellington Court, a one-lot subdivision, waiving the inclusion of the *vicinity map*, *State Plane Coordinate System* and the *FEMA Floodplain* reference from the plat, (due to the inclusion of these three items on the Master Plan) withhold signature on the mylar(s) until submittal of a \$900.00 developmental fee and incorporating the findings of fact by reference. “So moved,” by Mr. Redar. Mr. Kozel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

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**B. HUPPENTHAL --- HERMAN --- REQUEST FOR PERMISSION TO ADVERTISE FOR A PUBLIC HEARING ON OCTOBER 7, 2015 FOR REZONE --- JACK SLAGER.**

Mr. Forbes noted the next item on the agenda for the Board's consideration was the Huppenthal – Herman development seeking permission to advertise for a public hearing to be held on October 7, 2015, for a rezoning.

Mr. Jack Slager, Schilling Developers, was present seeking permission to advertise for a public hearing for the Huppenthal – Herman development for a rezone. He stated that the Preserve development has been before the Board a number of times in the last few weeks. Mr. Slager stated that the annexation of approximately 260 acres was finalized at the end of August.

Mr. Slager stated that the Petitioner is now requesting permission to advertise for a public hearing to be held on October 7, 2015, for a rezoning of the parcel. He stated the parcels came in with R-1 zoning with the annexation. The Petitioner is requesting a rezone the parcels from R-1 to R-C-1 PUD zoning. He stated the R-C-1 PUD zoning would allow the developer to utilize much of the R-1 zoning with variations in lot sizes as long as the overall density of the development matches what a typical R-1 development would be.

Mr. Slager stated the developer's intention is to have a lot of open space. He stated there are four separate parcels involved, the Huppenthal parcel, the Herman parcel, the 40-acre Schilling parcel (across from Schilton Hills) and the 10-acre Buchmeijer parcel. Mr. Slager stated the Petitioner would like to come back for the public hearing on October 7, 2015.

Mr. Forbes asked if there were any questions. There were no questions.

Mr. Forbes stated he would entertain a motion to grant permission to advertise for a public hearing. Mr. Kozel made a motion to grant permission to advertise for a

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public hearing for the rezoning of the Huppenthal – Herman development. Mr. Nietzel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

(General discussion ensued.)

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**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 7:15 p.m.)

**A TRUE COPY**

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