

ST. JOHN PLAN COMMISSION
10955 W. 93RD AVENUE, ST. JOHN, INDIANA
SPECIAL MEETING – OCTOBER 21, 2015

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

Attorney Dave Austgen
Kenn Kraus
Steve Kil

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CALL TO ORDER:

Mr. Michael Forbes called the St. John Plan Commission special meeting to order on October 21, 2015, at 7:05 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. Gregory Volk, Town Council liaison, was present.

NEW BUSINESS:

A. KILKENNY HIGHLANDS, UNIT TWO --- REQUEST PERMISSION TO ADVERTISE FOR PUBLIC HEARING FOR NOVEMBER 4, 2015 --- DOUG RETTIG, LANTECH

Mr. Forbes noted the first item under *New Business* was *Kilkenny Highlands, Unit Two*, requesting permission to advertise for a public hearing on November 4, 2015. Mr. Doug Rettig, Land Technologies, appeared on behalf of Kilkenny Highlands.

Mr. Rettig passed out drawings to the Board. He stated that Kilkenny Highlands would like to advertise for a public hearing for the November 4, 2015, Plan Commission meeting.

Mr. Rettig informed the Board that Kilkenny Highlands is the newest extension of Kilkenny Estates. Mr. Rettig stated that Kilkenny Highlands encompasses approximately an 11.5 acres with R-1 lots. The lots are all 100 foot minimum width. Mr. Rettig stated the unique feature running through this parcel is a ditch, which the subdivision has been designed around.

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Mr. Rettig stated that sanitary and water main is at the street stub. He stated that the temporary lift station will be relocated down to the end of the cul de sac. Mr. Rettig stated he would be happy to answer any questions related to this project.

Mr. Forbes asked if the Board if they had any questions. There were no questions. Mr. Forbes stated he would entertain a motion to authorize advertisement for a public hearing on November 4, 2015. Mr. Kozel made a motion to grant permission to Kilkenny Highlands to advertise for public hearing on November 4, 2015. Mr. Redar seconded the motion. The motion was carried unanimously (5/0). Ayes --- all. Nays --- none.

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B. KILKENNY ESTATES, CONSIDER REDUCTION OF LETTER OF CREDIT FOR UNIT FOUR, BLOCK ONE FROM \$283,494.60 TO \$17,000.

Mr. Forbes noted Kilkenny Estates , Unit Four, Block One, is requesting the Board reduce a letter of credit from \$283,494.60 to \$17,000.00. Mr. Kraus stated he went out to Kilkenny Estates and inspected the same with developer, Mr. James. Mr. Kraus stated all of the streets, curbs and gutters, sanitary sewers and the temporary lift station are in order. He stated that the storm sewers and drainage swales are in place.

Mr. Kraus stated that there are a few miscellaneous items that need to be addressed, soil erosion control must stay in effect until the subdivision is completed, street signs, curb repair and the as-builts have not been turned in yet. He stated the total for these items was \$17,500.00.

Mr. Forbes asked if there were any questions. There were no questions from the Board. Mr. Forbes stated he would authorize sending a favorable recommendation to the Town Council on the reduction of the letter of credit for Kilkenny Estates. “*So moved,*” by Mr. Redar. Mr. Hastings seconded the motion. The motion was carried unanimously by voice vote (5/0). Ayes --- all. Nays --- none.

PUBLIC COMMENT:

Mr. Forbes opened the floor to public comment. He called for public comment and directed those who wish to comment to state their name and address for the record.

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Joe Hero, 11723 South Oak Ridge Drive

Mr. Hero stated he had a general question on the letters of credit. He asked who was responsible to ensure the letters of credit were accurate and properly revised.

Mr. Forbes informed Mr. Hero that Mr. Kraus and Town staff both review the letters of credit. Mr. Hero asked what Town staff members review the letter of credit with Mr. Kraus. Mr. Kil responded that Mr. Redar and himself consult with Mr. Kraus. Mr. Hero stated he wanted this clear for the record.

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Mr. Forbes called for additional public comment. There was no further public comment. Mr. Forbes closed the floor to public comment.

ADJOURNMENT:

Mr. Forbes stated he would entertain a motion to adjourn the special meeting. “*So moved,*” by Mr. Hastings. Mr. Kozel seconded the motion. The motion was carried by voice vote (4/0). Ayes --- all. Nays --- none.

(The meeting was adjourned at 7:11 p.m.)

A TRUE COPY

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