

09.23.19

SUBJECT: Request for Variance
Kurt Kropp Property
10460 Joliet St.
St. John, IN 46373

Letter of Remonstrance
Walter E. Kucharski, P.E.
10410 Joliet St.
St. John, IN 46373
30+ year resident

BACKGROUND:

Twenty plus years ago, Al (?) Kropp came before the Town of St. John wanting to develop this same parcel as light industrial. Unfortunately, the zoning assigned to this property was done many years ago in an agricultural setting. Railroads had a much different significance in the development of a town or city and zoning was more haphazard. The Town of St. John recognized the disconnect between the past and the present. Twenty plus years ago, the Town of St. John Officials denied the application and rejected the development.

Currently, municipal planning and zoning delineations are highly regulated, organized, and structured. Adjacent zoning areas are progressive and not a jumble of incompatible uses adjacent to one another. This light industrial parcel is directly adjacent to R1 and R2 zoning. The adjacent zonings leapfrog several progressive levels of zoning. Twenty plus years ago the Town identified the lack of buffer zoning and the detriment it would be to residential quality of life. Since that time, the area has become considerably more heavily residential increasing the magnitude of the negative impact on adjoining properties.

THE LAND IS UNSUITABLE FOR DEVELOPMENT DUE TO INADEQUATE TOWN INFRASTRUCTURE:

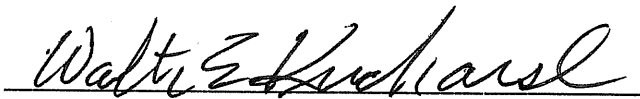
The Town is and has been aware of the many detrimental conditions that exist on and around the subject property. These conditions have remained unchanged/unresolved for the past 30 years:

- The majority of the subject property is within the 100-year flood plain with portions of it being designated wetlands. As such, the property floods multiple times annually. Any improvements to the subject parcel will reduce the acreage available for natural rainwater percolation thus increasing runoff. Increased runoff will increase the magnitude, duration, and frequency of flooding on this property and all adjacent properties.
- Oddly, in the last four months, a culvert was installed beneath Hart St. The culvert serves to drain the subject property on the west side of Hart St. to property owned by others on the east side of Hart St. The implications suggested by this installation are not positive and run contrary to any claim that this development will not increase the already frequent and severe flooding in the area. Development of this property will, with certainty, increase the magnitude and frequency of flooding in the area and to adjacent properties.

HART ST. DOES NOT SUPPORT AND IS UNSUITABLE FOR INGRESS AND EGRESS TO THE PROPERTY:

- Hart St. is posted at both the north end and the south end 'NO TRUCKS'. Note, the posting does not delineate trucks over 10 tons or 5 tons. Plain and direct... 'NO TRUCKS'.
- Thielen St., which intersects with Hart St., is also posted 'NO TRUCKS'.
- Hart St. is an altogether structurally inadequate road for any light traffic let alone industrial traffic. The roadbed sits atop an ~20 foot layer of peat. The Town of St. John has soil reports on file from ~five years ago that clearly show the bearing capacity of the soils below Hart St, to be woefully inadequate, subject to continuing settlement, and extremely unstable. Any approval to increase stresses or loads to an already identified deficient situation would be unconscionable. All one must do is drive down Hart St. to experience the washboard that the Town claims to be a road.
- Hart St. severely floods to the point of closure at least twice a year. Unfortunately, this is a main thoroughfare for emergency vehicles and during those periods, emergency response times increase due to the necessity for alternate routes. Other times, Hart St. floods but is still passable. It should be noted that not only does the road flood but so do several adjoining properties. The problem has consistently persisted for over the last 30 years and to date, there has been absolutely no improvement or resolution. Along with the flooding comes all the health problems and negative impacts to life associated with standing high water; mosquitos, insects, property loss of use, mud, lawn kill, etc.

From the facts presented and the history of the area, it is clear that the subject property is unsuitable for any development, let alone light industrial. The Town of St. John recognized the multiple inadequacies 20+ years ago. Any deviation above and beyond what is already a completely unsuitable situation will only compound the existing unworkable and ill conforming situation into an absolutely horrendous scenario completely unbecoming for the Town of St. John and its residents. As such, in good conscious, **THE REQUEST FOR VARIANCE MUST TO BE DENIED.**



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