ST JOHN PLAN COMMISSION
STUDY SESSION
OCTOBER 20, 2010
10955 WEST 93RD AVENUE

Greg Volk
Mike Forbes
Tom Redar
Mike Ryan
Tom Ryan
Steve Hastings
Steve Kozel

Pete Faberbock
Attorney Tim Kuiper

CALL TO ORDER:

Greg Volk called the study session to order at 7:00 p.m.

ROLL CALL:

Roll call was taken with the following Commissioners present: Greg Volk, Mike Forbes, Tom Redar, Steve Hastings, Mike Ryan, Tom Ryan and Steve Kozel. Staff members present: Steve Kil and Pete Faberbock. There was no attorney present.

NEW BUSINESS:

A. EENIGENBURG/ALM SUBDIVISION - CONTINUED REVIEW

Mr. Kil informed the Board that Mr. Eenigenburg had informed him that he would not be attending the meeting as he has been unable to reach an agreement with Mr. Alm, the location of the frontage road being the issue

B.REDEEMER UNITED REFORMED CHURCH - GATES OF ST. JOHN - TOM KERKSTRA - PARK PLACE AND SAGEBROOK

Mr. Forbes informed the Board that he is employed by one of the individuals before the Board with the proposal to build a church. He stated he has discussed this matter with the Town's attorney and he has no conflict, no pecuniary interests, or ethical conflicts. Mr. Forbes stated he wished to make the Board aware of this matter.

Three Petitioners appeared (Mr. Kerkstra, Mr. Scapel

and Mr Vanderzee) before the Board on behalf of Redeemer United Reformed Church. The Petitioners stated that they are members of the building committee of Redeemer United Reformed Church seeking a variance on the property to enable them to build a church on property located within the Gates of St. John.

The Petitioner stated that the Gates of St. John developer is willing to sell Redeemer United Reformed Church a piece of property for the proposed church. The Petitioner submitted a drawing to the Board reflecting the location of the property. The Petitioner stated they will not purchase the property unless obtain the variance needed to build the church.

(General discussion ensued.)

The parcel under discussion is approximately 3.19 acres. The parking would consist of approximately 140 parking spaces. There is water retention space set aside. The Petitioner stated they are currently negotiating for additional property as the church would like five acres.

The Petitioner stated many of the church's congregants reside in St. John, Crown Point and Cedar Lake. He stated that building the church near the Christian school would be an asset for the church. The Petitioner stated that, traditionally, the congregants will move closer to the area where the church and school are located.

Mr. Kil stated that this property is currently zoned R2. Mr. Kil stated that the proposed church would need a special exception as the church would be allowed in R2 zoning by special exception.

(General discussion ensued.)

The Petitioner stated it would be a minimum of one-and-one-half to two years before construction would commence. The Petitioner further stated the project may be completed in two phases, the first phase being construction of a

fellowship hall and, second, a sanctuary. The Petitioner stated that the church would be a very traditional church containing a steeple.

Mr. Forbes asked if the Petitioner was negotiating for additional property. The Petitioner stated they would like to acquire at least five acres to allow room for expansion.

(General discussion ensued.)

Mr. Kil stated that the Petitioner will have to go through the subdivision process and site plan approval. He stated that the property has been primary platted, but not final platted.

(General discussion ensued.)

Mr. Hastings asked how big the proposed church would be. The Petitioner estimated the size of the church to be 14-15000 square feet.

Mr. Kil stated that this matter could be handled in two ways, one, the Plan Commission, and, two, through the Board of Zoning Appeals. Mr. Kil remarked that Redeemer United Reformed Church could petition the Plan Commission for a zone change and subsequently appear before the Town Council for approval, or Petitioner could seek a special exception before the Board of Zoning Appeals and then seek Town Council approval. Mr. Forbes noted that either way there would be a public hearing.

The traffic circle and retention capacity were discussed.

(General discussion ensued.)

The Board concurred with Mr. Kil that the issue be worked out before the Plan Commission. Mr. Kil clarified for the Board that the church would be a permitted use in C2 zoning and a special exception use in R2 zoning. Mr. Kil stated a zoning commitment could be obtained for the church.

Mr. Kil advised the Petitioners that in order to move from "square one" they would need a piece of property, drawings and a legal description.

OLD BUSINESS:

Mr. Kil informed the Board that the grand opening for Peoples Bank was scheduled for Friday, October 22, 2010, and the grand opening for Aldi's was scheduled for November 11, 2010.

Mr. Kil informed the Board that Goodwill has started excavation and he has given them the foundation release. He stated that Goodwill cannot secure a building permit until such time as they receive a state design release and all fees are paid.

Mr. Kil stated that he received confirmation that "CVS has formally backed out" along with the bank.
Mr. Forbes asked about the bank along Wall Street and US 41. Mr. Kil stated building on this bank, First Financial, would probably not commence until next year.

Mr. Forbes ask for an update on the "Schilling filling". Mr. Kil informed the Board that he and Mr. Faberbock met with Mr. Frank Schilling. He stated that they will be working together on a proposal to expand the parking lot to accommodate more buses. Mr. Schilling also wants to build an additional prayer trail that would be a return trail back to the visitor's center. Mr. Schilling is also proposing to build a Mt. Sinai with Moses included.

(General discussion ensued.)

Mr. Kil explained that the Town and Mr. Schilling have the same issue, and that is a filling issue and a flood way and/or flood way/flood plain fringe. Mr. Kil stated the requirements for storage are the same, one to one. Mr. Kil stated a proposal has been made to Mr. Schilling; the Town will prepare the paperwork permitting and Mr. Schilling will do the dirt work. Mr. Kil stated he expects data back from

Mr. Schilling in a couple of weeks.

(General discussion ensued.)

Mr. Hastings asked about the fencing at the greenhouse that was discussed at the last meeting. Mr. Redar noted that the fence, which was supposed to come up to the front of the building is not yet completed. Mr. Kil stated he would send another letter.

(General discussion ensued.)

Mr. Hastings remarked on the ingress/egress on northbound US 41 near the Aspen Café. Mr. Hastings noted that the lines are not marked with a double arrow. He noted it is an illegal left turn onto Wall Street if the turning lane is used. Mr. Kil stated that a plan was submitted to INDOT who reviewed the striping on US 41 and refused to change it.

(General discussion ensued.)

Mr. Kil informed the Board that the Town's road work has commenced and road work would start on Blaine on Friday, October 22, 2010.

The brush fire on Clark and 101st was discussed.

(General discussion ensued.)

Mr. Hastings noted semi truck traffic on Patterson heading south.

(General discussion ensued.)

Mr. Volk requested that the list that was compiled regarding dumpters should be checked to ascertain who has complied with installing dumpster enclosures.

(General discussion ensued.)

ST JOHN PLAN COMMISSION
STUDY SESSION
OCTOBER 20, 2010
10955 WEST 93RD AVENUE

The Town's recycling program was discussed. Mr. Kil informed the Board that the Town gets credit in the form of a diversion rate for the Solid Waste District. He stated that the Town maintains an approximate twenty percent diversion rate, which keeps Solid Waste management money coming in.

Mr. Redar noted that the Plan Commission had granted a 12 month extension to Walgreens on their site plan with the contingency that they implement the erosion control. He stated Walgreens has not complied with the erosion control.

(General discussion ensued.)

The agenda for the next regular meeting was discussed. Mr. Volk stated that the Board needs to start exploring the Dark Skies ordinance.

ADJOURNMENT:

Mr. Volk adjourned the meeting.

(The meeting was adjourned at 8:10 p.m.)

A TRUE COPY

Susan E. Wright

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