Exhibit No. 2020-06-03-PC

Date: 6/3/2020

To: St John Plan Commission

As a compromised senior and target for Covid-19, I am not able to attend tonight's meeting. I do ask that you answer the posed questions at tonight's Plan Commission.

As you review agenda item re: Gates East unit 22 – (Public Hearing F), I ask that you address the issue raised during the last Plan Commission study session pertaining to the new definition of pipeline easement measurements and restrictions. Understand that the proposed changes will not directly affect the plat in question tonight because tonight's action will be based on current ordinances.

Yet an overview of some of the preliminary plats of much of the Gates East proposals will include both pipeline and extremely high voltage electrical transmission lines. A question comes to mind of what easement ordinances might be in effect once these upcoming plats come before the commission. I do not feel it is too early to ask this question about a potential plat submission already discussed with the town even if it has not been formally submitted for review.

If, for instance, if the proposed pipeline easement ordinance changes are approved by the Town Council meeting become effective immediately it may restrict the plats on the north end and west side of the plats that still have to be proposed.

Based on the above – I ask the following questions –

1. At last Plan Commission recommended changes to the Subdivision Control Ordinances were discussed and on the agenda for tonight. If any changes are submitted to and eventually approved by the Town Council, when do they become effective, immediately or after a period of time. If not immediately, when exactly do such changes become effective?
2. While not on tonight's agenda, it is clear from preliminary plat submissions of this area that future plats will contain a pipeline on the North and West sides. I request that the Plan Commission specifically state for the record if any revised ordinances which might be approved at the Town Council meeting later this month would be in effect when this or any other plat comes in front of the Plan Commission. If ordinance changes take effect immediately, tonight may well be the last opportunity to plat using existing ordinances.
3. I do not recall any high voltage electric line easement ordinances were changed. Does this mean that for any lot bordering on an electric line easement can measure town required setbacks directly from the easement line?
4. Tonight's review of unit 22 in Gates East is limited to lots 2249-2258, no other lot or infrastructure changes are being requested in section 22.

Thank you,

Dennis DeVito
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