

March 4, 2022

Mr. John Kennedy, President
St. John Plan Commission
10955 W. 93rd Avenue
St. John, IN 46373

Re: Montgomery Estates
Primary Plat

Dear Mr. Kennedy:

We have reviewed the Primary Plat for the referenced project and have the following comments:

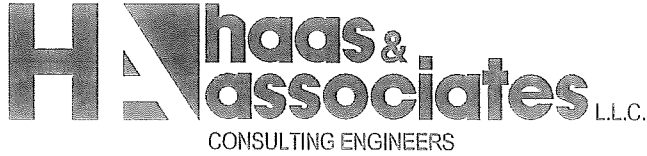
1. This subdivision project combines Lots 5 & 6 of the Castle Rock Phase 1 subdivision into one lot.
2. This project was granted Primary Plat approval at the March 2, 2022 Plan Commission meeting contingent upon a satisfactory review by the Town Engineer. This review letter satisfies that contingency. We have reviewed the Primary Plat and find it to be satisfactory.
3. The Developmental Fee for this project is \$1,500.00 as there are no associated public infrastructure improvements. PD 2/24/22
- ~~4. All the public improvements have been installed as part of the existing subdivision.~~

If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building & Planning
Doug Rettig, PE, DVG Team, Inc.
File



March 7, 2022

Mr. John Kennedy, President
St. John Plan Commission
10955 W. 93rd Avenue
St. John, IN 46373

Re: Montgomery Estates
Secondary Plat Review

Dear Mr. Kennedy:

We have reviewed the Secondary Plat for the referenced project and have the following comments:

1. This subdivision project combines Lots 5 & 6 of the Castle Rock Phase 1 subdivision into one lot.
2. We have reviewed the plat and find it to be satisfactory.
3. The Developmental Fee for this project is \$1,500.00. PD 2/24/22
4. The public improvements are existing. No Letter of Credit or a Surety Bond is required.

If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

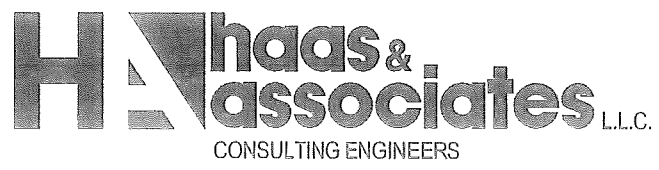
Kenneth J. Kraus

cc: Sergio Mendoza, Building and Planning Director
Doug Rettig, PE, DVG Team, Inc.
File

(D) 2022-1A

EXHIBIT C

4/6/22



March 31, 2022

Mr. John Kennedy, President
 St. John Plan Commission
 10955 W. 93rd Avenue
 St. John, IN 46373

Re: Kropp Industrial Park
 Secondary Plat Review

Dear Mr. Kennedy:

We have reviewed the Secondary Plat for the referenced project and have the following comments:

1. This one lot subdivision was granted Primary Plat approval under the name Hart – Joliet subdivision at the March 2, 2022 Plan Commission meeting.
2. We have reviewed the plat and find it to be satisfactory.
3. The Developmental Fee for this project is \$1,500.00. *PD 3-31-22*
4. The public improvements are existing. No Letter of Credit or a Surety Bond is required.

If you have any questions, please contact this office.

Very Truly Yours,
 Haas & Associates, LLC

Kenneth J. Kraus

cc: Sergio Mendoza, Building and Planning Director
 Doug Rettig, PE, DVG Team, Inc.
 File

FOR MEETING

3-15-22

To: plan commission

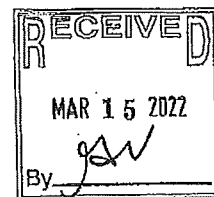
From Edward Marek 3/15/2022

10135 w 93rd ave

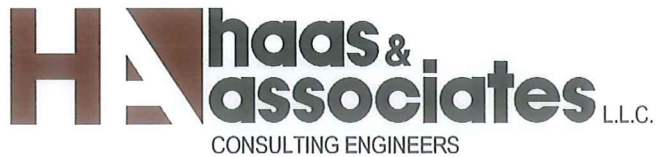
Regarding property at 10460 joliet.

I'm in favor of this project, but I think some things need to be addressed before approval.

1. It does not appear to have any weight rating on bridge across Hart ditch.
2. Assessor has owner paying \$10,522.62 per year in tax. That's a lot of taxes they have been paying. The town built this and should provide a suitable road. This street is an asset to town and should be brought up to code of 30 feet from 93rd to Joliet at the towns expense
3. Correct lot size, less road as it is advertised between 11-13 acres.



323P



March 24, 2022

Mr. John Kennedy, President
St. John Plan Commission
10955 W. 93rd Avenue
St. John, IN 46373

Re: Planet Fitness
Site Plan Review

Dear Mr. Kennedy:

The Site Plan for this project received approval with contingencies at the March 2, 2022 Plan Commission meeting. We have reviewed the revised Site Plan for the referenced project and found that the contingencies listed in this author's review letter dated March 2, 2022 have all been satisfied.

If you have any questions, please contact this office.

Very Truly Yours,
Haas & Associates, LLC

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building and Planning
Todd Reyling, P.E.
File