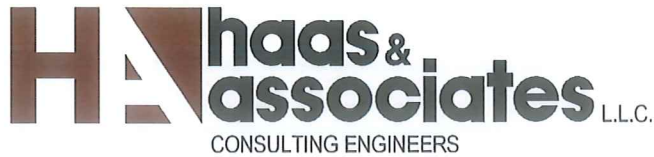


EXHIBIT A

6-1-2022



May 26, 2022

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

Re: Baran 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 parts of Lots 24 & 25 of the Calumet Farms Subdivision into one lot.
2. We have reviewed the Primary Plat and find it to be satisfactory except for the following:
  - a. No curbs are planned.
  - b. No sidewalks are planned.
  - c. Lot width (89.29' to 89.81' offered versus 100' required)
3. All other public improvements have been installed as part of the existing subdivision.
4. The Developmental Fee for this project is \$1,500.

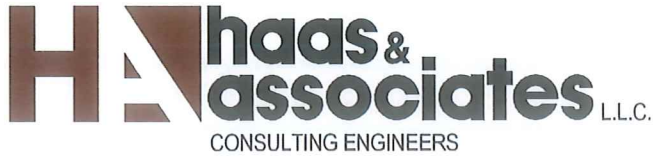
If you have any questions, please contact this office.

Very Truly Yours,  
Haas & Associates, LLC

Kenneth J. Kraus

Pc: Sergio Mendoza, Director of Building & Planning  
Doug Homeier, PE; McMahon  
File

EXHIBIT B  
6-1-2022



May 26, 2022

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

Re: Sublime Estates  
Secondary Plat

Dear Mr. Kennedy:

Since the previous review letter was written (April 29, 2022) the street curb and asphalt pavement have been installed for this project. The cost of this work can be subtracted from the calculation for the required Letter of Credit. There are still some public improvements are not complete. A Letter of Credit should be submitted to the Town in the amount of \$38,005.00 to ensure the improvements will be installed. Or if a Surety Bond or other method of ensuring the completion of this work is submitted it should be in the amount of \$44,515.00.

If you have any questions, please contact this office.

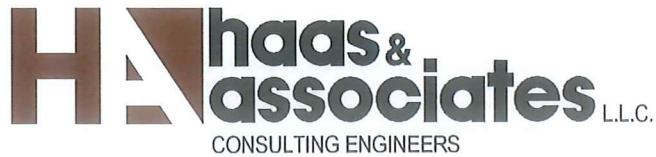
Very Truly Yours,  
Haas & Associates, LLC

A handwritten signature in blue ink that reads 'Kenneth J. Kraus' with a stylized flourish at the end.

Kenneth J. Kraus

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

EXHIBIT C  
6-1-2022



May 26, 2022

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

Re: The Gates of St. John Units 27 & 28 - Revised  
Primary Plat

Dear Mr. Kennedy:

The Primary Plat for The Gates of St. John Units 24 & 25 and 27 & 28 was given approval by the St. John Plan Commission on January 5, 2022 contingent upon a satisfactory review by the Town Engineer.

We have reviewed the revised documents for Units 27 & 28 received on Tuesday May 19, 2022 and have the following comments:

1. This subdivision project includes 121 residential lots, 4 Outlots and associated infrastructure and facilities.
2. We have reviewed the plat and find it to be satisfactory.
3. The Application Fee for this project is \$24,200.00 (121 x \$200 per lot).
4. The Storm Water Pollution Prevention Plan (SWPPP) has not been reviewed at this time. The fee for this review will be determined at the time of review.

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  
John Lotton, LBL Development, LLC  
Don Torrenga, PE  
File

Dear Plan Commission Members,

On January 5<sup>th</sup> 2022 public meeting I addressed the board with 4 concerns the Barman Family Farms have with the proposed development of Gates of St John Units 24 and 25. I provided each member with a hard copy of these concerns.

1. Temporary fencing along entire length of southernmost property line (Barman Farm) to keep construction debris on development site and from coming onto adjacent farmland.
2. Permanent 6' privacy fencing along entire length of southernmost property line (Barman Farm) to keep pedestrian/motorized trespassers out and debris from coming onto adjacent farmland. NOTE: the NIPSCO utility right of way must be fenced; we own that property and access is limited to NIPSCO ONLY via their access easement.
3. Guarantee water drainage through the current field tile installed by Dept of Ag (circ 1959) from the Barman Farm which drains north into Beaver Dam ditch lateral 11; via tile outlet into ditch at 101st street. There are recorded easements for this drain tile obtained by Dept of Ag and our water must be carried through.
4. Notification to new purchasing homeowners that the adjacent property (Barman Farms) will have livestock on property in the future and purchasers are aware and accept livestock land use when purchasing adjacent property. I request a note referencing Indiana Code [§ 32-30-6-9\(b\)](#) ("RTFA") be added to the HOA documentation stating agricultural use of land to the south. See Indiana Right to Farm Act. We are looking to avoid anyone attempting to challenge use of our property.

I'm following up with you to determine if you have taken any action on these requests? Has LBL development been given these requests? If so, has LBL responded.

The Gates has currently built housing out around our 20 acre parcel on NW corner of RT 231 and Cline Ave.. We incur cost collecting construction and residential trash every season before the field can be worked. From our experience on development surrounding the NW corner we are requesting 6' privacy fence along the enter length of proposed project adjacent to our north property line to keep out trash and trespassing.

Please let me know before a Final Approval decision is made regarding the units 24 & 25 plat of Gates of St John subdivision what actions if any you are planning to take to address our requests as adjacent property owners.

Thank you for your consideration,

*Seanard Barman*  
Barman Family, *Steve*

Dated 5-17-22

*lenbarman@gmail.com*

Request the following items be addressed before moving forward with the proposed development of Gates of St John units 24 & 25

1. Temporary fencing along entire length of southernmost property line (Barman Farm) to keep construction debris on development site and from coming onto adjacent farmland.
2. Permanent 6' privacy fencing along entire length of southernmost property line (Barman Farm) to keep pedestrian/motorized trespassers out and debris from coming onto adjacent farmland. NOTE: the NIPSCO utility right of way must be fenced; we own that property and access is limited to NIPSCO ONLY via their access easement.
3. Guarantee water drainage through the current field tile installed by Dept of Ag (circ 1959) from the Barman Farm which drains north into Beaver Dam ditch lateral 11; via tile outlet into ditch at 101st street. There are recorded easements for this drain tile obtained by Dept of Ag and our water must be carried through.
4. Notification to new purchasing homeowners that the adjacent property (Barman Farms) will have livestock on property in the future and purchasers are aware and accept livestock land use when purchasing adjacent property. I request a note referencing Indiana Code [§ 32-30-6-9\(b\)](#) ("RTFA") be added to the HOA documentation stating agricultural use of land to the south. See Indiana Right to Farm Act. We are looking to avoid anyone attempting to challenge use of our property.

Signed:

Barman Family Trust

increase the amount of rain water Green Acres will take on, as well as the concern of contaminants in to their well and septic systems due to runoff, and the concern of The Gates residents trespassing on to their properties, to which Mr. Lotton had stated he would erect a fence to prevent that. Mr. Crnokrak stated he would like that in writing from Mr. Lotton.

Leonard Barman, 7910 W. 109<sup>th</sup> Ave. Crown Point, stated he represented the adjoining property owners to the south of the proposed subdivision. He presented the Commission with a list of four requests which included a temporary fence along the property line where development will occur, a permanent six foot privacy fence in order to keep out trespassers that the HOA maintains, noting that NIPSCO has an easement there and if any work needs to be done it is the HOA's responsibility to remove and replace the fence, a guarantee that the Town will be liable for any crop damage that occurs due to flooding from improper drainage after development, and something in writing from the owners of the future homes that shows they have no right to come against Mr. Barman and his family if they decide to house livestock on their property in the future. Mr. Barman also inquired about the future development of the "knock out" area where the current farm houses are on Cline. Mr. Birlson stated he was not aware of what the future use would be there.

Mr. Mendoza stated he did receive an email at 2:30pm that day from James Guritz, 7715 W. 101<sup>st</sup> Ave. Crown Point that expressed his concerns regarding the amount of stormwater that will be added with the new development, seeing as his backyard already floods making it difficult during mowing season. Mr. Guritz went in to detail regarding the current un-kept vacant lots, poorly maintained retention ponds (specifically the Magnolia pond) and added traffic issues that are currently being faced in the area.

**Closed to Public Hearing for 2021-31 THE GATES OF ST. JOHN, UNIT 24, 25, 27, 28: Proposed Preliminary/Primary Plat for a 218 Lot Subdivision approximately 200FT southeast from intersection of 101<sup>st</sup> Avenue and Blaine Street , and approximately 650FT south at the intersections of 105<sup>th</sup> Avenue at Blaine Street and at Whitney Place**

**Board Discussion/Questions/Comments**

Attorney Kuiper addressed the Green Acre subdivision water concern by stating that the amount of sheet flowing of water will be significantly decreased once the development is complete. Approximately thirty acres is currently sheet flowing, which will be decreased to only the rear yards that adjoin to Green Acres. He also stated that the Magnolia pond will be tied in to the entire system, resolving those issues, a fence will be place between Green Acres and East Gates, and any tiles that are cut from Mr. Barman's property during development will have to be tied in to the stormwater system at that time and will be done so. Mr. Kraus commented further on the discussions he also had with Mr. Barman regarding his drain tiles as well as the large area that was referenced, which will be an extension of the storm sewer that is on Blain Place.

Mr. Kraus stated he had asked for details of the intersections at Blaine Place and 101<sup>st</sup> Ave. as well as Morse Place and 101<sup>st</sup> Ave. and only showed a left turn lane at the Blaine and 101<sup>st</sup> intersection, but not the Morse and 101<sup>st</sup> intersection. Attorney Kuiper stated as far as he recalls, per recommendations from First Group, the Blaine Place required deceleration lanes, but the Morse Place area did not. Mr. Kraus stated he would go along with First Group's recommendation then. Discussion followed regarding the need for decel lanes as well as turn lanes at both intersections.

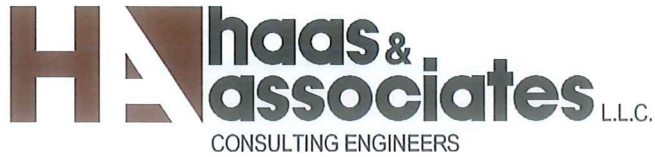
Mr. Gill asked Attorney Kuiper what the details of the requested waiver were. Attorney Kuiper stated they are requesting that curbs and sidewalks be waived along 101<sup>st</sup> as well as Cline in order to stay consistent with the other project that was previously approved as well as with The Gates to the west side of Cline Ave.

**Board Action**

Mr. Birlson asked for a motion to approve/deny/defer The Gates of St. John Unit 24, 25, 27, 28 preliminary plat. If a motion to approve is made, it needs to be contingent on Mr. Kraus checking the lot depths to make sure that 90% of them are at 140 feet as well as the compliance of the engineering review list, and waiver for the curb/gutter/sidewalks on 101<sup>st</sup> Ave. and Cline Ave.

EXHIBIT E

6-1-2022



May 23, 2022

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

Re: Marian Wayside Shrine 2<sup>nd</sup> Addition Lot 2  
Site Plan Review

Dear Mr. Kennedy:

We have reviewed the Site Plan for the referenced project and have the following comments:

1. We have reviewed the Site Plan and ancillary documents and find them to be satisfactory.
2. There are no new parking lots planned for this project.
3. The Site Plan Review Fee for this project is \$1,500.00.

If you have any questions, please contact this office.

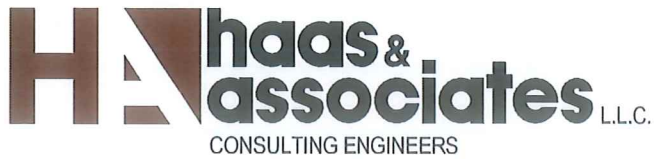
Very Truly Yours,  
Haas & Associates, LLC

Kenneth J. Kraus

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

EXHIBIT E

6-1-2022



May 31, 2022

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

Re: The Preserve Phase 6  
Secondary Plat

Dear Mr. Kennedy:

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

1. This subdivision includes 69 Lots, 2 Outlots and associated facilities on a total of 26.990 acres.
2. We have reviewed the plat and find it to be satisfactory.
3. The Development Fee is \$34,697.56 and is based on 2% of the construction cost.
4. The public improvements are not complete. A Letter of Credit should be submitted to the Town in the amount of \$447,918.90 to ensure the improvements will be installed. Or if a Surety Bond or other method of ensuring the completion of this work is submitted it should be in the amount of \$529,358.70.

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  
Jack Slager, Schilling Development  
Doug Rettig, PE, DVG Team, Inc.  
File