

June 20, 2020

Subject: Town Council letter for all hearings related and regarding the Gates of St. John East.

Members of the Town Council, my Name is Nick Crnokrak and I live in the Green Acres Estates subdivision which is directly East of the parcel in question today. I am here today to ask that you vote to return the zoning of the parcel that will be called "Gates East" to the R-1 designation that was approved and submitted to the public in the Town of St. John's Comprehensive Plan (January 2017).

The current zoning of R-2 PUD (Planned Unit Development) goes against the current conditions and the character of the current structures in the area. On page 47 of the Town of St. John's Comprehensive Plan, "Low density, single family residential is the predominant housing type in St. John, which is consistent with adjoining communities." The Green Acre Estates community has significantly large single-family homes with large lot sizes, the smallest, being one acre. The Green Acres Estates subdivision's home per acre density ratio is less than 1:1. Mr. Lotton's submitted plan has a home per density ratio in excess of 3:1. The significant change in ratio does not take the existing, adjoining community properties into consideration. I ask that the planning commission stay aligned with the Town's comprehensive plan, that was presented to the public in January 2017. The map in the Town's plan (page 44) clearly shows that the Gates East parcel is to be zoned as R-1. I ask that you vote to reinstate the R-1 zoning so that Gates East can stay aligned and be consistent with the adjoining communities.

The zone change to R-1 would also help preserve the conservation of property values throughout the district. Property values in the Green Acre Estates subdivision have minimum ranges from \$260,000 to in excess of \$450,000 with all lot sizes being equal or greater than one acre. (For reference an acre is 43,560 sq ft.) As I have stated prior, the plan submitted by Mr. Lotton, would allow for almost four homes to be built per acre and the adjacent subdivision, Green Acre Estates, would experience significant decreases in property values for a plethora of reasons. Please reinstate the R-1 designation.

The current R-2 PUD zoning also goes against responsible development and growth outlined in the town's comprehensive plan. The St. John Comprehensive Plan states that the town will "continue to encourage the development of single family residential developments

June 20, 2020

that provide adequate transportation connectivity, open spaces, trails and amenities to attract new long-term residents." The plan proposed by Mr. Lotton shows hardly any open spaces, and multiple plots are put tightly together. In addition, the comprehensive plan states that you will "maintain quiet residential streets with low traffic volumes that provide safe places for children." The high population density plan proposed by Mr. Lotton does not take any of these points into consideration due to the amount of people per acre that will reside in these areas. Please reinstate the R-1 designation.

Finally, the current zoning of R-2 PUD is not consistent with the orderly development of public services. The number of homes in the submitted proposal would require public services which are absent from this new area. In addition, Mr. Lotton did not establish that the change from R-1 to R-2 PUD would not significantly affect traffic. Please re-instate the R-1 designation.

Thank you,

Mr. Nick Crnokrak
Green Acre Estates Resident
10656 Bell Street
Crown Point, Indiana 46307

6/24/2020

Gmail - Fw: Mill Creek Subdivision Initiative



Beth Hernandez <bethhernandez.clerk@gmail.com>

Fw: Mill Creek Subdivision Initiative

Jim Ford

Wed, Jun 24, 2020 at 1:59 PM

To: "bhernandez@stjohnin.com" <bhernandez@stjohnin.com>

Ms. Beth Hernandez,

Please enter this into the June 24th Town Council meeting minutes for public comment since the agenda states this meeting is virtual for the public listed on the town website.

Below is Commissioner Tippy's email on the county's approval. It is embedded in the presentation and I believe this is a strong point that should be mentioned.

In favor to Olthof homes, there is also progress reported in the presentation but there is still no further active work other than supplies delivered and locator and survey work complete.

Thank you again Beth for your assistance. p.s. Found out you know my daughter, Stef Gettemans. Small world. :))

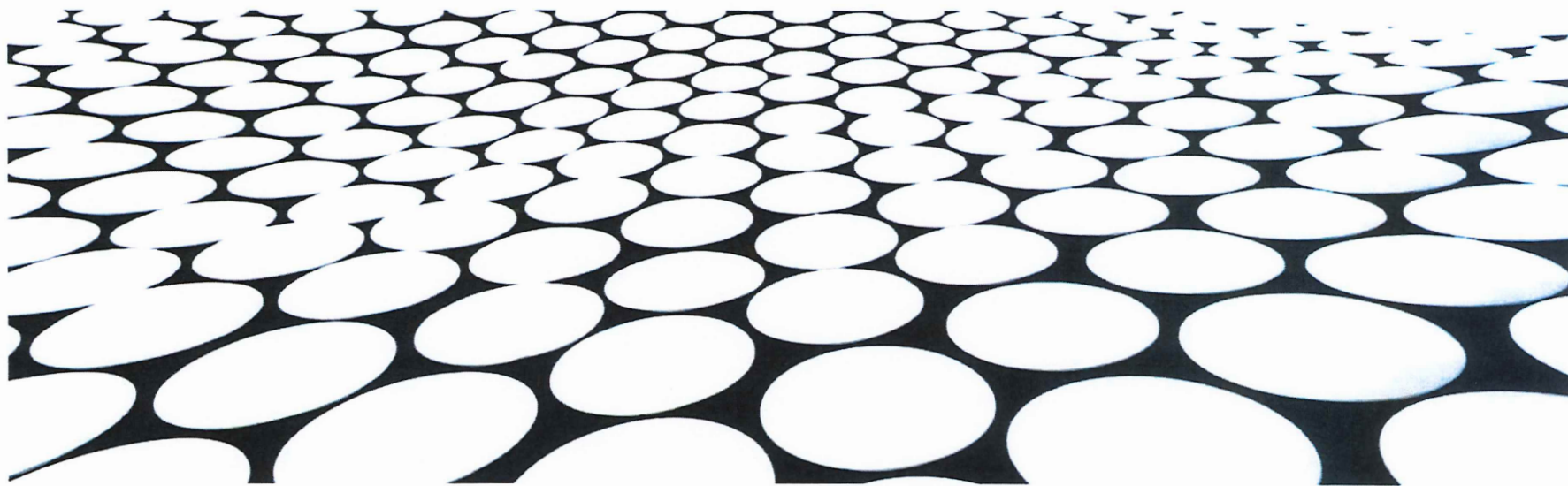
[Quoted text hidden]



MillCreek Community - Road Initiative - June 24-2020.pptx
1029K

MILL CREEK ROAD INITIATIVE

BY THE MILL CREEK COMMUNITY



MILL CREEK ROAD - UPDATES

- Mill Creek Road *has not been* completed by Olthof Builders extending and connecting to Parrish Ave in St. John
- Contacted / Discussed with Olthof Land Management on May 20, 2020:
 - No formal schedule has been proposed
 - Other developments infrastructure started / completed
 - Walden Community in St. John 93rd Avenue - Infrastructure **COMPLETED**
 - Birchwood Farms US 41 - Infrastructure 3 / 4 of a mile asphalt - **COMPLETED**
 - Email from St. John Planning per conversations with Olthof
 - “I wanted to let you know that Olthof Homes is going to make every effort to complete the connection of Mill Creek Rd. to Parrish Avenue yet this year. That was confirmed to me yesterday by Joe Lenehan of Olthof Homes.”
 - “Olthof has now delivered sewer pipe to the open field and surveyed the road”
 - “No other construction at this point has started”

On Tuesday, June 16, 2020, 09:00:22 AM CDT, Jerry Tippy <tippyj@lakecountyin.org> wrote:

Good Morning Jim,

Thanks for the update. I have confirmed that our Highway Dept has no objection to connecting Mill Creek Rd. to Parrish. I plan to attend the council meeting on the 24th. See you there!

Thanks again,

Jerry



MILL CREEK ROAD SUBDIVISION SAFETY METRICS AND ASSUMPTIONS

- Metrics
 - Approximately 600 Feet from end of Mill Creek Road to Family Express
 - Approximately 1.2 Miles to last townhome located on Mill Creek Road via US 231/Park Place/ Mill Creek Road
 - 1.2 Miles is 6336 Feet
 - 2 Minutes 40 Seconds Travel Time via speed limits / 160 Seconds
 - US 231 Route to Mill Creek Road - 6336 / 160 = 40 Feet Rounded Per Second
 - Parrish to Mill Creek Road - 600 Feet / 40 = 15 Seconds
- Assumptions
 - Speed Limits are adhered to during the measurement process
 - Police and Fire access from the west would be expedited and distance covered faster

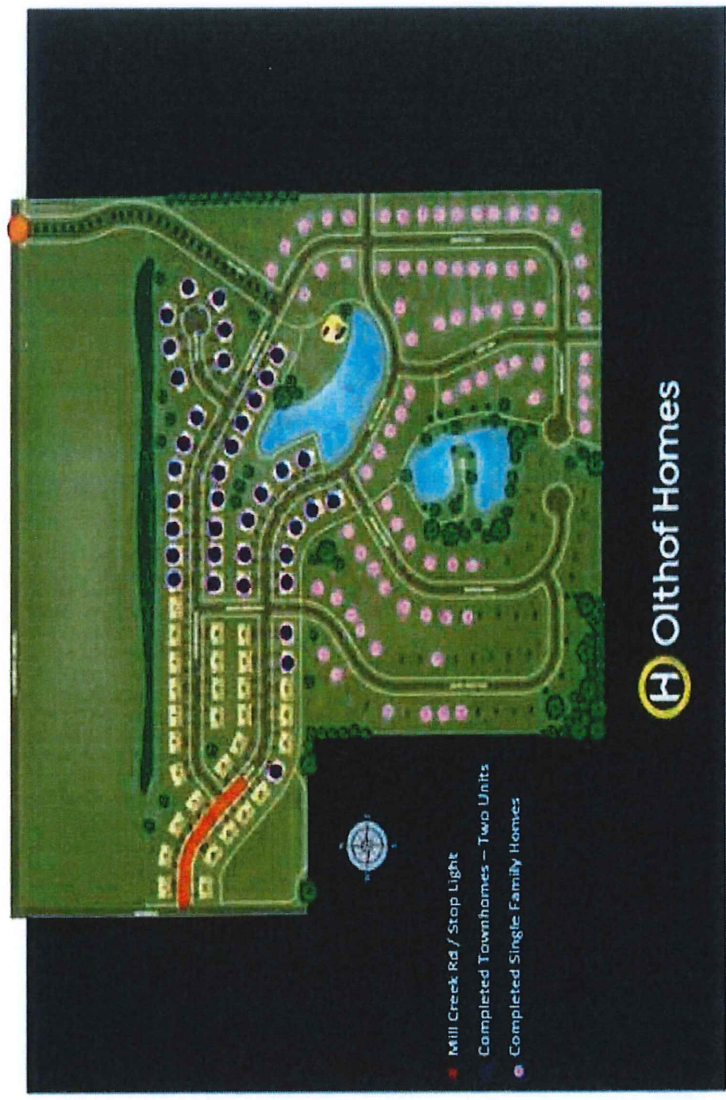
MILL CREEK ROAD SAFETY ISSUES

- Safety Concerns and Issues
 - Children present in the community mixed with construction traffic
 - Pedestrians and Bikers in the community mixed with construction traffic
 - One ingress for Police and Fire Safety including Medical
 - Hazardous turning onto US 231 - No stop light is present
 - Inhibits left hand turns especially in morning hours and afternoon hours limiting driver sightlines - School and Rush Hour
 - School buses making left hand turns onto US 231 during school days
 - Traffic can back up from Cline Ave. on US 231 in the afternoon hours limiting sightlines for turns
 - Further construction if any on US 231, Parrish or Cline will inhibit egress
 - Additional factors:
 - Crown Point Christian Schools - Over 600 in enrollment with no bus service affect traffic at intersection
 - Providence Park Place - Senior residences - Population Unknown Residents that Drive - Unknown

MILL CREEK ROAD SUBDIVISION METRICS AND ASSUMPTIONS

- Metrics
 - Approximately 81 Single Family Homes Occupied completed with just over 100 plots
 - Approximately 64 Townhomes Occupied
 - Approximately 10 properties in some stage of construction
 - Approximately 6 – 8 bus services per day during school - Cedar Lake School District
 - Linear feet to complete Mill Creek Initiative - Approx. 600 Feet - Measured
 - Assumptions
 - Two Adults per Household - 290 Adults / Autos
 - Estimated 60 - 70 children of various ages
 - Population
 - Townhomes 2 x 64 Townhomes = 128
 - Single Family using 3 as a factor - $81 \times 3 = 243$
 - Total estimated population = 371
 - Petition Statistics
 - Households will be provided petition via Internet and Flyers
- Additional Townhomes on plot - $29 \times 2 = 58$ eventual occupants

MILL CREEK



6/24/2020

Gmail - Town Council Question



Beth Hernandez <bethhernandez.clerk@gmail.com>

Town Council Question

Dennis

Wed, Jun 24, 2020 at 10:54 AM

To: bhernandez@stjohnin.com

Due to COVID I will be attending tonight's meeting via the web. I would like to ask the counsel tonight and would appreciate if you could forward these questions. Feel free to paraphrase.

Can the council explain in layman's terms what the recent lawsuit settlement regarding East gates means to that project.

Has the prior Legal sewer settlement been discarded? If so are all terms in it negated?

What is the status of the annexation? Was it invalid or Is this an issue still to be resolved?

What became of the proposed changes To increase the number of units in the existing gates?

Thanks.

D.

Sent from my iPhone

MAD BOMBER

FIREWORKS PRODUCTIONS

3999 E. HUPP ROAD, BUILDING R-3-1 LA PORTE IN 46350

PHONE (219) 393-5051

TOLL FREE (877) 623-2662

FAX (219) 393-3177

June 24, 2020

Dear Ms. Hernandez,

I was approached by Mr. Paul Panczuk regarding a fireworks display for Independence Day. We discussed at length about holding the event at the baseball field by the ice rink, after which I went to the location to perform a site survey to ascertain if it would be an adequate space. Mr. Panczuk did not get back in touch with me regarding the July 4th display, as this would not be going forward due to the Covid 19 pandemic.

Recently, I learned St. John will be doing a fireworks display on Labor Day weekend. I have not been afforded the opportunity to submit a proposal for this event. Last Friday, June 19, 2020 I stopped in the Town Managers office to speak to Mr. Panczuk regarding this, he was not in. I left a message for him to please contact me. He did not call me back. This Tuesday, June 23, I again stopped in to see Mr. Panczuk, and also to talk with the Town Manager. It is now 1:00 on Wednesday the 24th, and I have yet to hear from anyone. I know there is a meeting tonight to consider this issue.

Aside from owning a fireworks display company, I am also a developer in St. John. I am currently developing Castle Rock and Kilkenny Highlands subdivisions. I am a Lake Central graduate and have spent my life here. My company provided fireworks displays for St. John for many years, until such time as they ceased to have them, and have always gotten great accolades for our performances.

I am concerned. I understand you have a proposal from a firm to provide your display, and I would like the opportunity to provide one as well. There is certainly no sense of urgency, as the show is September 4. Certainly the town would be well served by having more than one option to choose from.

I look forward to hearing from you.

Sincerely,



Andy James

President

Mad Bomber Fireworks Productions

219-313-8919 cell - andy@madbomberfireworks.com