

TOWN OF ST. JOHN, LAKE COUNTY, INDIANA

ORDINANCE NO. 1005

AN ORDINANCE AMENDING THE SUBDIVISION CONTROL ORDINANCE OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA, PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN ON THE 10TH DAY OF AUGUST, 1992, ALL AMENDMENTS PASSED SUBSEQUENT THERETO, AND REPEALING ALL ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH.

WHEREAS, The Town Council of the Town of St. John, Lake County, Indiana, did on the 10th day of August, 1992, pass and adopt a Subdivision Control Ordinance for the Town; and

WHEREAS, The Plan Commission of the Town of St. John, Lake County, Indiana, has been advised, and has reviewed the terms and provisions of the Town Subdivision Control Ordinance, as amended from time to time, regarding Telemetry Standards for Sanitary and Water Utilities; and

WHEREAS, The Plan Commission of the Town of St. John, Lake County, Indiana, has held a Public Hearing on the 6th day of December, 1995, pursuant to published notice as required by Law, to consider the advisability and necessity of amending the terms of the Town Subdivision Control Ordinance, as amended from time to time, regarding Telemetry Standards for Sanitary and Water Utilities; and

WHEREAS, The Plan Commission of the Town of St. John, Lake County, Indiana, has recommended that the Town Subdivision Control Ordinance, as amended from time to time, be amended and modified in its terms regarding Telemetry Standards for Sanitary and Water Utilities; and

WHEREAS, The Town Council of the Town of St. John, Lake County, Indiana, has reviewed the recommendation of the Plan Commission regarding amendment of the terms of the Town Subdivision Control Ordinance; as amended from time to time, regarding Telemetry Standards for Sanitary and Water Utilities, and has determined that it is in the best interests for the public health, safety, comfort, morals, convenience and general well-being of the residents of the Town that the Town Subdivision Control Ordinance, as amended from time to time, be amended and modified in its terms regarding Telemetry Standards for Sanitary and Water Utilities.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA:

SECTION ONE: That Section 4, entitled "Utilities", of Title IV, entitled REQUIRED IMPROVEMENTS be amended to read and provide as follows:

"TITLE IV -- REQUIRED IMPROVEMENTS

SECTION FOUR: Utilities

A. Public Sanitary Sewerage and Private Sewerage Disposal Systems

The subdivider shall construct sanitary sewers in such a manner as to make adequate sanitary sewerage service available to each lot within the subdivision. Service lines should be brought off of the main to a point three (3) feet outside of the easement/right-of-way line with a wooden marker placed at the end and extending down to the top of the main. If public sewer facilities are not available, the subdivider shall make provisions for adequate private sewage disposal systems.

The Town may require the installation of sewer laterals to the street lot line. If, at the time of final platting, sanitary sewer facilities are not available to the plat, but will become available within a period of five (5) years from the date of plat recording, the Subdivider shall install or cause to be installed sanitary sewers and sewer laterals to the street lot line in accordance with this section and shall cap all laterals as may be specified by the Town. The size, type and installation of all sanitary sewers proposed to be constructed shall be in accordance with plans and standard specifications approved by the Town. The Subdivider shall further be required to comply with the telemetry standards of the Sanitary Utility District of the Town of St. John, as the same are amended from time to time. See Sanitary District Specifications.

and

C. Public Water Supply Facilities

1. The Subdivider shall construct water mains in such a manner as to make adequate water service available to each lot within the subdivision. If municipal water service is not available, the subdivider shall make provision for adequate private water systems as specified by the Municipality and other applicable State and County regulations. The Town shall require the installation of water laterals to a point One (1) foot inside the street lot line with a wooden marker placed at the end and extending down to the top of the main. The Subdivider shall be required to comply with the telemetry standards of the Water Utility District of the Town of St. John, as the same are amended from time to time. See Water Utility District Specifications.

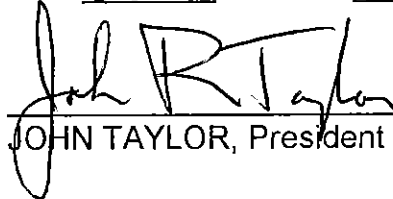
"THE SUBDIVIDER SHALL ASSUME THE COST OF INSTALLING ALL WATER MAINS."

SECTION TWO: That all existing Ordinances, or parts thereof, in conflict with the provisions of this Ordinance, are hereby deemed null, void, and of no legal effect, and are specifically repealed.

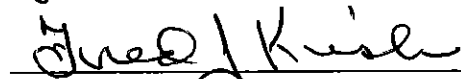
SECTION THREE: If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance.

SECTION FOUR: That this Ordinance shall take effect, and be in full force and effect, from and after its passage by the Town Council of the Town of St. John.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA THIS 22nd DAY OF February, 1996.



JOHN TAYLOR, President



FRED KISH, Vice-President



DOUGLAS E. PATTERSON, Member

ATTEST



JUDITH L. COMPANIK, Clerk-Treasurer