

**TOWN OF ST JOHN**  
**PLAN COMMISSION REGULAR MEETING AGENDA**  
**ST. JOHN MUNICIPAL BUILDING**  
**10955 W. 93<sup>RD</sup> Avenue, St. John IN 46373**  
**July 7, 2021 7:00 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. MINUTES:**

None available, please defer.

**5. PUBLIC HEARINGS:**

- A. 2020-18 PRESERVE WEST:** Primary Plat review, 137 Single Family Lots and 5 Outlots at 10365 West 101<sup>st</sup> Avenue, zoned RC-1 PUD, 134 acres; Preserve, S.J., LLC, Jack Slager (Schilling Development), Kevin Hunt (Attorney).
- B. 2021-15 TRACTOR SUPPLY CO.:** proposed Development/Site plan to construct a 26'W X 96'L rooftop over an existing garden/greenhouse center at 9957 *Earl Drive*, zoned: C-2 in the US 41 Overlay District, 3.7 acres; Beth Dorminey (Tractor Supply Co.) Dwight MacKinney (Tractor Supply Const. Mgr.), Aaron Blue (Architect).

**6. OLD/NEW BUSINESS:**

- C. 2017-03 MEYERS ADDITION, UNIT 3, BLOCK 4:** Final Plat review, 4 Duplex Lots and 1 Outlot at 8237 Wicker Avenue, zoned R-3, 6 acres; Doug Rettig (DVG), Dennis Meyers (Dancing Waters Townhomes LLC).
- D. 2018-04 WALDEN CLEARING, PHASE 3:** Final Plat review, 10 Single Family Lots and 2 Outlots at 8209 West 93<sup>rd</sup> Avenue, zoned R-2, 17.7 acres; Jeff Yatsko (Olthof Homes).
- E. 2018-15 SUMMERLIN ESTATES, PHASE 3:** Final Plat review, 33 Single Family Lots and 2 Outlots at 13201 West 109<sup>th</sup> Avenue, zoned R-1, 19 acres; Jeff Yatsko (Olthof Homes).
- F. 2021-05 GREYSTONE, UNIT 1, BLOCK 6:** Final Plat review, 21 Single Family Lots and 1 Outlot at 10609 Calumet Avenue, zoned: R-2 PUD R-2, 8 acres; CWS Holdings, Jack Slager (Schilling Development), Kevin Hunt (Attorney).
- G. 2021-06 GREYSTONE, UNIT 3, BLOCK 1:** Final Plat review, 31 Single Family Lots and 1 Outlot on 16.8 acres at 10606 Calumet Avenue; CWS Holdings, Jack Slager (Schilling Development), Kevin Hunt (Attorney).
- H. 2021-09 PARRISH WOODS:** Primary Plat review of contingencies, 27 Single Family Lots and 1 Outlot at 11115 Parrish Avenue, zoned: R-1, 20 acres; Ryan Fleming (ElevenTen LLC), Jon Schmaltz (Attorney).

- I. **ASTORIA:** proposed Rezone to PUD for 96 single-family lots at 10122 Parrish Avenue, zoned: Open Space, 74 acres; Michael Herbers (Diamond Peak Homes), Doug Rettig (DVG).
  
- J. **2021-08 ORDINANCE NO. 1734:** An ordinance amending Ordinance 1483, Chapter 18, entitled “ADMINSTRATION AND ENFORCEMENT” Section D10 entitled “Public Hearings”; ARTICLE XVII, Section 24-614, (j) (1), of the Town of St. John Zoning Code to change the public hearing requirements to publish one (1) legal notice in two (2) newspapers of general circulation at least ten (10) days before the date of the fixed public hearing; Adam Decker (BZA/PC Attorney), Brian Blazak (BZA/PC Town Council Liaison).

**7. PUBLIC HEARING ANNOUNCEMENT FOR August 7, 2021:**

**2021-14 ST. JOHN INDUSTRIAL PARK, LOT 3:** Preliminary Plat review, Easement Reduction Plat (rear yard) and consideration of proposed Development/Site plan to expand existing Perm Machine Tool Co. use at 9640 Industrial Drive, zoned: Industrial, 0.69 acre; Lee Milazzo (President), James Wieser (Attorney).

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**