

**TOWN OF ST JOHN
PLAN COMMISSION STUDY SESSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
SEPTEMBER 15, 2021 7:00 P.M.**

1. CALL TO ORDER

2. ROLL CALL

3. OLD/NEW BUSINESS:

- A. 2021-17 ASTORIA REZONE:** proposed Rezone to RC-2 PUD for 97 single-family lots and 3 out-lots at 10122 Parrish Avenue, zoned: Open Space, 74 acres; Michael Herbers (Diamond Peak Homes), Doug Rettig (DVG), Mark Anderson (Attorney).
- B. 2021-19 GATES WATER TOWER:** proposed subdivision review for one utility lot at the southwest corner of Walnut Drive and Sagebrook; zoned: Public, 0.80 acre; Town of St. John, Chris Salatas (Town Manager).
- C. ST. JOHN COMMONS:** proposed Rezone to PUD for a mixed-use development of approximately 10 paired villa homes; 10 second floor single and two level condos; 12,000 sq ft of ground level office space; two 12,756 sq ft. retail buildings at 10201 Calumet Avenue; zoned: R-1, 20 acres; Brad Lambert (Lambert Concrete), Nick Georgiou (Georgiou & Associates), Doug Rettig (DVG).
- D. THE GATES OF ST. JOHN, UNIT 1H:** proposed 3-duplex lot subdivision for 6 residential units total at the southwest corner of Walnut Drive and Sagebrook; zoned: Public, 0.80 acre; Steve Kil and John Lotton (LBL Development, LLC).
- E. THE GATES OF ST. JOHN, UNIT 17B:** proposed easement amendment to lots 1420 and 1421 for 120 Row Homes at 10705 Park Place and 10775 Park Place, northeast and southeast intersection of 107th Avenue and Park Place; zoned: R-2 PUD, 1 acre; Steve Kil and John Lotton (BLB St. John, LLC).
- F. SMYTHE DDS:** proposed development/site plan review of a medical office use for a dental practice at 10815 Park Place; zoned: C-2 PUD, 0.7 acre; Juan Villagomez, Jeff Kilburg, Dale Diener (APEX Design Build), Daniel Lewis (VK Civil).
- G. STREAMSIDE:** proposed subdivision for 60 single-family lots, at 12811 109th Avenue, approximately 500' from the southwest corner of 109th Avenue and White Oak Avenue; zoned: unincorporated, 37.5 acres; Chip Krusemark (Olthof Homes).

4. ADJOURNMENT