

**TOWN OF ST. JOHN
PLAN COMMISSION STUDY SESSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
OCTOBER 20, 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 outlots at 10122 Parrish Avenue; zoned: Open Space, 74 acres; Michael Herbers (Diamond Peak Homes), Doug Rettig (DVG), Mark Anderson (Attorney).
- B. ST. JOHN COMMONS:** proposed Rezone to PUD for a mixed-use development of approximately 10 paired villa homes; 10 second floor one 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 (Single Family Residential), 20 acres; Brad Lambert (Lambert Concrete), Nick Georgiou (Georgiou & Associates), Doug Rettig (DVG).
- C. SUBDIVISION:** proposed 17,000 sq. ft. at 8656 Monfort Drive; zoned: R-1 (Single Family Residential), 0.46 acre; Josh Nooner (Property Owner) and Doug Rettig (DVG).
- D. SMYTHE DDS:** proposed Development/Site Plan review of a medical office use for a dental practice/oral surgeon at 10815 Park Place; zoned: C-2 PUD (Highway Commercial Retail Planned Unit Development), 0.7 acre; Jeff Kilburg, Juan Villagomez & Dale Diener (APEX Design Build), Daniel Lewis (VK Civil), Dr. Emily Smythe, DDS (Property Owner).
- E. STREAMSIDE:** proposed subdivision for 60 single-family lots at W. 12811 109th Avenue, approximately 500' from the southwest corner of W. 109th Avenue and White Oak Avenue; zoned: unincorporated, 37.5 acres; Chip Krusemark (Olthof Homes).
- F. BRAMBLEWOOD, UNIT 3, LOT 158:** proposed rear yard easement reduction at 9760 Genevieve Drive; zoned: R-2 (Single Family Residential), 0.60 acre; Kalsee Stallinga & Chad Groen (Groen Landscape), David & Jodi Huizenga (Homeowners).
- G. HUNTER'S RUN, PHASE 1, LOTS 6 & 7 and PHASE 3, LOTS 24 & 25:** proposed Amendment to PUD and replat for 6 duplex lots at 9923-25, 9943-45, 9984, and 9994 Pheasant Lane; zoned: R-3 PUD (Multi-Family Planned Unit Development), 0.64 acre and 0.55 acre; Carey Van Der Noord (Hillcrest, Inc.), Stuart Allen (Torrenga Surveying).
- H. ARTESIAN WELLS, LOT 6:** proposed rezone and subdivision at 10911 W. 108th Avenue; zoned: R-2 (Single Family Residential), 7.82 acres; Dale Lenting (Property Owner), Anthony Smierciak (Smierciak Land Surveying).

- I. **TIBURON, UNIT 2, LOT 68:** proposed rear yard easement reduction at 7620 W. 91st Place; zoned: R-2 (Single Family Residential), 0.39 acre; Ronnie Prestamer (Homeowner), Frank Walsko (Davies & Associates).
- J. **THE GATES OF ST. JOHN, UNIT 23B:** review of Final/Secondary Plat, located approximately 150' south from the south east intersection of W. 105th Avenue and Azalea Drive; zoned: R-2 PUD (Single Family Residential Planned Unit Development), 13.0 acres; Steve Kil and John Lotton (LBL Development, LLC.), Tim Kuiper (Attorney).
- K. **THE GATES OF ST. JOHN, UNIT 26B:** review of Final/Secondary Plat, located approximately 150' east from the north east intersection of W. 105th Avenue and Whitney Place; zoned: R-2 PUD (Single Family Residential Planned Unit Development), 12.0 acres; Steve Kil and John Lotton (LBL Development, LLC.), Tim Kuiper (Attorney).
- L. **SCHILLING PROJECT:** proposed Development/Site Plan review of a mixed-use development for warehousing/distribution, showroom, and retail/office at 8750 Wicker Avenue, zoned C-2 (Highway Commercial Retail), 13 acres; Jack Slager (Schilling Development), Kevin Hunt (Attorney).

4. ADJOURNMENT