

**TOWN OF ST JOHN  
PLAN COMMISSION  
ST. JOHN MUNICIPAL BUILDING  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373  
NOVEMBER 3, 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. 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 Preliminary/Primary and Final/Secondary Plat for a 1-Lot subdivision for utility use at the southwest corner of Walnut Drive and Sagebrook; zoned: Public, 0.80 acre; Town of St. John, Chris Salatas (Town Manager).
  - C. 2021-20 THE GATES OF ST. JOHN, UNIT 17B:** proposed Amended Final/Secondary Plat for lots 1420 and 1421 for new easements, building line setbacks, ingress/egress routes for a total of 120 Row Homes at 10705 Park Place and 10775 Park Place, northeast and southeast intersection of 107<sup>th</sup> Avenue and Park Place; zoned: R-2 PUD, 1 acre; Steve Kil and John Lotton (BLB St. John, LLC), Tim Kuiper (Attorney).
  - D. 2021-21 THE GATES OF ST. JOHN, UNIT 1H:** proposed Preliminary/Primary Plat for a 3-Lot Subdivision for 3 duplex units, 6 residential units total at the southeast corner of Walnut Drive and Sagebrook; zoned: Public, 0.9 acre; Steve Kil and John Lotton (LBL Development, LLC) , Tim Kuiper (Attorney).
- 6. OLD/NEW BUSINESS:**
  - E. 2021-18 MEANEY SUBDIVISION:** Preliminary Plat for a 1-lot Subdivision for a single-family home at 8901 Deodor Street, located at the southeast corner of Deodor Street and 89<sup>th</sup> Avenue, zoned: R-1, 2.1 acres; Leo and Marla Meaney (property owners), Stuart Allen (Torrenga Surveying), James Wieser (Attorney).
  - F. 2021-22 THE GATES OF ST. JOHN, UNIT 23B:** Final/Secondary Plat for a 50-Lot Subdivision for single family homes, located approximately 150' south from the southeast intersection of W. 105<sup>th</sup> 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).
  - G. 2021-23 THE GATES OF ST. JOHN, UNIT 26B:** Final/Secondary Plat for a 52-Lot Subdivision for single family homes, located approximately 150' east from the northeast intersection of W. 105<sup>th</sup> 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).
  - H. 2021-24 SMYTHE DDS:** Development/Site Plan 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).
- 7. PUBLIC HEARING ANNOUNCEMENT:**
- 8. PUBLIC COMMENT**
- 9. ADJOURNMENT**