

TOWN OF ST. JOHN
PLAN COMMISSION STUDY SESSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
NOVEMBER 17, 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 90 single-family lots and 3 outlots at 10122 Parrish Avenue; zoned: Open Space, 70 acres; Michael Herbers (Diamond Peak Homes), Doug Rettig (DVG), Mark Anderson (Attorney).
- B. 2021-20 THE GATES OF ST. JOHN, UNIT 17B:** proposed Preliminary/Primary Plat Amendment 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; zoned: R-2 PUD, 6.88 total acres; Steve Kil and John Lotton (BLB St. John, LLC), Tim Kuiper (Attorney).
- C. 2021-25 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).
- D. 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).
- E. 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).
- F. 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).
- G. 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).
- H. 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).
- I. 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).
- J. SUBDIVISION CONTROL ORDINANCE:** proposed amendment consideration to ORDINANCE 1707, Title V, Section 3, A. 4. (*StJMC 21A-43 (1) d.*) to revise the standards for roadway asphalt binder course (# 9 or #11 HMA) from two (2) inches to three-and-one-half (3.5), and the one-and-one-half (1-1/2) inch paved 11B hot mix asphalt (HMA) surface to include "...or current INDOT industry standards, whichever is greater of the two."; Chris Salatas (Town Manager), Adam Decker (Commission Attorney).

4. ADJOURNMENT