

**TOWN OF ST. JOHN
PLAN COMMISSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
DECEMBER 1, 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. 2021-20 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).
- B. 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).
- C. 2021-26 AVONDALE ESTATES SUBDIVISION:** Proposed Preliminary/Primary Plat at 8656 for a 1-Lot subdivision, single-family home at 8656 Monfort Drive; zoned: R-1 (Single Family Residential), 0.39 acre; Josh Nooner (Property Owner) and Doug Rettig (DVG).

6. OLD/NEW BUSINESS:

- D. 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).
- E. 2021-11 THREE SPRINGS ADDITION, PHASE 3, BLOCK 1:** Signing Mylar for a 23-Lot Subdivision for single-family homes; zoned: R-1 (Single Family Residential), 21.1 acre; David Barick (Three Springs Development, Inc.), Doug Rettig (DVG).
- F. 2021-21 THE GATES OF ST. JOHN, UNIT 1H:** Signing Mylar for a 3-Lot Subdivision for 6 duplex units; zoned: Public, 0.89 acre; Steve Kil and John Lotton (LBL Development, LLC), Tim Kuiper (Attorney).
- G. 2021-22 THE GATES OF ST. JOHN, UNIT 23B:** Acceptance of Performance Surety for a 50-Lot Subdivision, single family homes; zoned: R-2 PUD (Single Family Residential Planned Unit Development), 13.0 acres; Steve Kil and John Lotton (LBL Development, LLC.), Tim Kuiper (Attorney).

- H. 2021-23 THE GATES OF ST. JOHN, UNIT 26B:** Acceptance of Performance Surety for a 52-Lot Subdivision, single family homes; zoned: R-2 PUD (Single Family Residential Planned Unit Development), 12.0 acres; Steve Kil and John Lotton (LBL Development, LLC.), Tim Kuiper (Attorney).
- I. 2018-04 WALDEN CLEARING, PHASE 3:** Release of Performance Surety for a 10-Lot Subdivision, single family homes; zoned: R-1 (Single Family Residential), 17.7 acres; Jeff Yatsko (Olthof Homes).
- J. 2018-16 SUMMERLIN ESTATES, PHASE 2:** Release of Performance Surety of a 20-Lot Subdivision, single family homes; zoned: R-1 (Single Family Residential), 15.2 acres; Jeff Yatsko (Olthof Homes).
- K. 2018-16 SUMMERLIN ESTATES, PHASE 3:** Release of Performance Surety of a 33-Lot Subdivision, single family homes; zoned: R-1 (Single Family Residential), 19.9 acres; Jeff Yatsko (Olthof Homes).
- L. 2021-00 MILL CREEK, PHASE 6:** Release of Performance Surety of a 64-Lot Subdivision for 23 single family lots and 23 duplex lots; zoned: R-2 PUD (Single Family Residential Planned Unit Development) and R-3 PUD (Multi-family Planned Unit Development), 25 acres; Jeff Yatsko (Olthof Homes).
- M. 2021-19 GATES WATER TOWER:** Signing Mylar Plat for a 1-Lot subdivision for a public utility use at the southwest corner of Walnut Drive and Sagebrook; zoned: Public, 0.78 acre; Town of St. John, Chris Salatas (Town Manager).

7. PUBLIC COMMENT

8. ADJOURNMENT