

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

1. CALL TO ORDER

2. ROLL CALL

3. OLD/NEW BUSINESS:

- A. 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).
- B. 2021-27: RAVENWOOD BUSINESS CENTER, PHASE 2, LOTS 8 & 9:** Proposed Preliminary/Primary Replat for a 1-lot Subdivision (WALNUT CREEK NORTH ADDITION) for retail development at 10103 and 10059 Earl Drive, located at the northwest intersection of 101st Place and Ravenwood Drive, zoned: C-2 (Highway Commercial District), 2.5 acres; Bill Christakes (Walnut Creek North LLC), Stuart Allen (Torrenga Surveying).
- C. 2021-28 HUNTER'S RUN, PHASE 1, LOTS 6 & 7 and PHASE 3, LOTS 24 & 25:** Proposed Preliminary/Primary Replat for a total of 6 duplex lots at 9923-25 & 9943-45 Pheasant Lane (HUNTER'S RUN, PHASE 5), and 9984 & 9994 Pheasant Lane (HUNTER'S RUN, PHASE 6); zoned: R3- PUD (Multi-Family Planned Unit Development), 0.64 acre and 0.55 acre; Dan Candiano (Property Owner) Carey Van Der Noord (Hillcrest, Inc.), Stuart Allen (Torrenga Surveying).
- D. 2021-29 THE CONTINENTIAL, UNIT 2, Lots 33 and 34:** Proposed Preliminary/Primary Replat for a 1-lot Subdivision (THE CONTINENTIAL, UNIT 2, 2ND RESUBDIVISION) for a single-family home at 9094 and 9114 Summit Cove, located approximately 800 FT northeast from the intersection of Continental Way and Summit Cove, zoned: RC1-PUD (Single-Family Residential Planned Unit Development), 1.2 acres; Barbara Tayler (Property Owner), Steve Lecas (Gander Builders).
- E. 2021-30 THE GATES OF ST. JOHN, UNIT 22:** Proposed Final/Secondary Plat for a 75 Lot Subdivision approximately 160 FT east from the intersection of Privet Drive and W 103rd; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 25.05 acres; Steve Kil and John Lotton (LBL Development, LLC), Tim Kuiper (Attorney).
- F. 2021-31 THE GATES OF ST. JOHN, UNIT 24, 25, 27, 28:** Proposed Preliminary/Primary Plat for a 218 Lot Subdivision approximately 200 FT southeast from intersection of 101st Avenue and Blaine Street, and approximately 650 FT south at the intersections of 105th Avenue at Blaine Street and at Whitney Place; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 65.1 acres; Steve Kil and John Lotton (LBL Development, LLC), Tim Kuiper (Attorney).
- G. 2021-32 AMENDMENT TO THE ZOING ORDINANCE:** Proposed amendment to CHAPTER 3, SECTION E, entitled "SCHEDULE OF USES" and CHAPTER 19, SECTION B, entitled "DEFINITIONS" *effectus* Town Codes: ARTICLE II, SECTION 24-45, entitled "SCHEDULE OF USES" and ARTICLE I, DIVISION 2, SECTION 24-12, entitled "DEFINITIONS"; Chris Salatas (Town Manager), Adam Decker (Commission Attorney).

4. ADJOURNMENT