

**TOWN OF ST. JOHN  
PLAN COMMISSION  
ST. JOHN MUNICIPAL BUILDING  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373  
JANUARY 5, 2022 7:00 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. ELECTION OF OFFICERS**

**5. MINUTES:**

December 1, 2021 Plan Commission Regular Meeting

**6. PUBLIC HEARINGS:**

- 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. 2021-26 AVONDALE ESTATES SUBDIVISION:** Proposed Final/Secondary 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).
- C. 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 101<sup>st</sup> Place and Ravenwood Drive, zoned: C-2 (Highway Commercial District), 2.5 acres; Bill Christakes (Walnut Creek North LLC), Stuart Allen (Torrenga Surveying).
- D. 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).
- E. 2021-29 THE CONTINENTAL, UNIT 2, Lots 33 and 34:** Proposed Preliminary/Primary Replat for a 1-lot Subdivision (THE CONTINENTAL, UNIT 2, 2<sup>ND</sup> 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 Taylor (Property Owner), Steve Lecas (Gander Builders).

- 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 101<sup>st</sup> Avenue and Blaine Street, and approximately 650 FT south at the intersections of 105<sup>th</sup> 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 ZONING 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).

## 7. OLD/NEW BUSINESS:

- H. 2018-04 WALDEN CLEARING, PHASE 3:** Release of Performance Surety and Acceptance of Maintenance Surety for a 10-Lot Subdivision, single family homes; zoned: R-1 (Single Family Residential), 17.7 acres; Jeff Yatsko (Olthof Homes).
- I. 2018-16 SUMMERLIN ESTATES, PHASE 2:** Acceptance of Maintenance Surety of a 20-Lot Subdivision, single family homes; zoned: R-1 (Single Family Residential), 15.2 acres; Jeff Yatsko (Olthof Homes).
- J. 2018-16 SUMMERLIN ESTATES, PHASE 3:** Release of Performance Surety and Acceptance of Maintenance Surety of a 33-Lot Subdivision, single family homes; zoned: R-1 (Single Family Residential), 19.9 acres; Jeff Yatsko (Olthof Homes).
- K. 2021-00 MILL CREEK, PHASE 6:** Release of Performance Surety and Acceptance of Maintenance 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).
- L. 2021-01 MARTIN'S COMMERCIAL ADDITION, LOT 9:** Review of updated building elevation for an approved Development/Site plan for retail use at 10845 Poplar Place, zoned: C-2 (Highway Commercial District), 1 acre; Jeff Brant (Brant Construction).
- M. 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 103<sup>rd</sup>; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 25.05 acres; Steve Kil and John Lotton (LBL Development, LLC), Tim Kuiper (Attorney).

## 8. PUBLIC COMMENT

## 9. ADJOURNMENT