

**TOWN OF ST. JOHN
PLAN COMMISSION SPECIAL MEETING
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
February 16, 2022 6:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

January 6, 2021 Plan Commission Regular Meeting
February 3, 2021 Plan Commission Regular Meeting
March 3, 2021 Plan Commission Regular Meeting
April 7, 2021 Plan Commission Regular Meeting
May 5, 2021 Plan Commission Regular Meeting
June 2, 2021 Plan Commission Regular Meeting
July 7, 2021 Plan Commission Regular Meeting
August 4, 2021 Plan Commission Regular Meeting
September 1, 2021 Plan Commission Regular Meeting
October 6, 2021 CANCELED Plan Commission Regular Meeting
November, 3, 2021 Plan Commission Regular Meeting
January 5, 2022 Plan Commission Regular Meeting

5. PUBLIC HEARINGS:

6. OLD/NEW BUSINESS:

- A. 2021-20 THE GATES OF ST. JOHN, UNIT 17B:** Review of revised Preliminary/Primary Plat and request for Final/Secondary Amendment for Lots 1420 and 1421 for new easements, building line setbacks, ingress/egress routes and the development/site plan for a total of 116 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:** Consideration from Town Council to amend a Favorable PUD Rezone Recommendation to substitute cottage homes in lieu of paired villa homes at 10201 Calumet Avenue; zoned: R-1 (Single Family Residential), 20 acres; Brad Lambert (Lambert Concrete), Nick Georgiou (Georgiou & Associates), Nathan Vis (Attorney), Doug Rettig (DVG).
- C. 2021-28 HUNTER'S RUN, PHASE 5 and PHASE 6:** Proposed Final/Secondary Replat of HUNTER'S RUN, PHASE 1, LOTS 6 and 7 and PHASE 3, LOTS 24 and 25 for a total of 6 duplex lots at 9923-25 & 9943-45 Pheasant Lane and 9984 & 9994 Pheasant Lane; 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 CONTINENTAL, UNIT 2, 2ND RESUBDIVISION:** Proposed Final/Secondary Replat of THE CONTINENTAL, UNIT 2, 1st RESUBDIVISION, Lots 33 and 34 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).
- E. 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).
- F. 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).
- G. 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).
- H. 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).
- I. GREYSTONE, UNIT 2, BLOCK 5:** Acceptance of Performance Surety for the completion of a 50 FT x 30 FT portion of Garnet Way; zoned: R-3 PUD (Multi-family Planned Unit Development); Jack Slager (Schilling Development).
- J. 2022-03 PLAN COMMISSION RESOLUTION:** Redevelopment Commission Resolution 2021-12-09 consideration for an amendment to the Declaratory Resolution and Economic Development Plan for the St. John Economic Development Area II Allocation Area for the expansion of TIF program areas.
- K. PLAN COMMISSION APPOINTMENT TO THE BOARD OF ZONING APPEALS:** Per IC 36-7-4-902 (3)

7. PUBLIC COMMENT

8. ADJOURNMENT