

TOWN OF ST. JOHN
PLAN COMMISSION STUDY SESSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
February 16, 2022 7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. OLD/NEW BUSINESS:

- A. 2021-27 WALNUT CREEK NORTH ADDITION, LOT 1 and LOT 2:** Proposed Preliminary/Primary Replat of RAVENWOOD BUSINESS CENTER, Phase 2, Lots 8, 9, and 10 for a 2-lot subdivision at 10045 - 10103 Earl Drive, located at the northwest corner of 101st Place and Ravenwood Drive, zoned: C-2 (Highway Commercial District), 5.3 acres; Bill Christakes (Walnut Creek North LLC), Stuart Allen (Torrenga).
- B. 2022-05 PLANET FITNESS:** Proposed Development/Site Plan for a 18,000 SQ FT building at the proposed WALNUT CREEK NORTH ADDITION, LOT 1, 10103 Earl Drive, located at the northwest corner of 101st Place and Ravenwood Drive, zoned: C-2 (Highway Commercial District), 2.6 acres; Todd Reyling P.E. (Reyling Design and Consulting), Rick Raimondo (Owner).
- C. 2022-01 LENTING'S 2ND ADDITION TO ST. JOHN:** Proposed Preliminary/Primary Replat of ARTESIAN WELLS PLAT D PT OF LOT 6 for a 2-lot subdivision, and proposed rezone to C-2 (Highway Commercial District) of proposed Lot 2 at 10911 W. 108th Avenue; zoned: R-2 (Single Family Residential), 7.82 acres; Dale Lenting (Property Owner), Anthony Smierciak (ASLS).
- D. 2022-02 MONTGOMERY ESTATES:** Proposed Preliminary/Primary Replat of CASTLE ROCK, PHASE 1, LOTS 5 AND LOT 6 for a 1- lot subdivision at 8814-8828 Calumet Avenue; located approximately 200 FT northwest from the intersection of 88th Place and Calumet Avenue, zoned: R-2 (Single Family Residential), 2 acres; Karen Montgomery (Property Owner), Doug Rettig (DVG).
- E. 2022-04 HART - JOLIET SUBDIVISION:** Proposed 1- lot subdivision at 10460 Joliet Street; located at the northwest corner of Joliet Street at Hart Street, zoned: I (Industrial), 12.8 acres; Kurt Kropp (Property Owner), Michael Doug Rettig (DVG).
- F. STREAMSIDE:** Proposed subdivision for 54 single family lots and rezone to RC-1 PUD (Single Family Residential Conservation Planned Unit Development) at W. 12811, 109th Avenue, approximately 500 FT south from the southwest corner of W. 109th Avenue and White Oak Avenue; zoned: R-1 (Single Family Residential), 37.5 acres; Joe Lenehan (Olthof Homes).

4. ADJOURNMENT