

**TOWN OF ST. JOHN  
PLAN COMMISSION  
ST. JOHN MUNICIPAL BUILDING  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373  
March 2, 2022 7:00 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. MINUTES:**

January 5, 2022 Plan Commission Regular Meeting  
January 19, 2022 Plan Commission Special Meeting

**5. PUBLIC HEARINGS:**

- A. 2021-27 WALNUT CREEK NORTH ADDITION LOT 1 and LOT 2:** Proposed Preliminary/Primary and request for Secondary/Final 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 101<sup>st</sup> 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 101<sup>st</sup> 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 2<sup>ND</sup> ADDITION TO ST. JOHN and REZONE:** 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. 108<sup>th</sup> 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 88<sup>th</sup> 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 Preliminary/Primary for a 1- lot subdivision at 10460 Joliet Street; located at the northwest corner of Joliet Street and Hart Street, zoned: I (Industrial), 12.8 acres; Kurt Kropp (Property Owner), Doug Rettig (DVG).

**6. OLD/NEW BUSINESS:**

- F. 2021-20 THE GATES OF ST. JOHN, UNIT 17B, LOTS 1420 & 1421:** Enter in to record Town Engineer Kenn Kraus's letter of review dated February 21, 2022 regarding the Development Fee

**7. PUBLIC COMMENT**

**8. ADJOURNMENT**