

**TOWN OF ST. JOHN
PLAN COMMISSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
April 6, 2022 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

October 21, 2020 Joint Town Council/Plan Commission Study Session
November 4, 2020 Plan Commission Regular Meeting
November 9, 2020 Plan Commission Special Meeting
November 18, 2020 Plan Commission Study Session
December 2, 2020 Plan Commission Regular Meeting
December 16, 2020 Plan Commission Special Meeting
December 16, 2020 Plan Commission Study Session
January 20, 2021 Plan Commission Study Session
February 17, 2021 Plan Commission Study Session
March 17, 2021 Plan Commission Study Session
April 21, 2021 Plan Commission Study Session
May 19, 2021 Plan Commission Study Session
June 16, 2021 Plan Commission Study Session
July 21, 2021 Plan Commission Study Session
August 18, 2021 Plan Commission Study Session
September 15, 2021 Plan Commission Study Session
October 20, 2021 Plan Commission Study Session
November 17, 2021 Plan Commission Study Session
December 15, 2021 Plan Commission Study Session
January 19, 2022 Plan Commission Study Session
February 16, 2022 Plan Commission Special Meeting
February 16, 2022 Plan Commission Study Session
March 2, 2022 Plan Commission Regular Meeting
March 16, 2022 Plan Commission Study Session

5. PUBLIC HEARINGS:

- A. 2021-25 ST. JOHN COMMONS:** Proposed amended PUD Rezone, recommendation to substitute 13 cottage homes in lieu of 20 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).
- B. 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). Public Hearing was left open at the March 2, 2022 meeting.

6. OLD/NEW BUSINESS:

- C. 2022-02 MONTGOMERY ESTATES:** Proposed Final/Secondary 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). Enter in to record Town Engineer Kenn Kraus's letter of review dated March 4, 2022 regarding the Primary Plat.
- D. 2022-04 HART - JOLIET SUBDIVISION/KROPP INDUSTRIAL PARK:** Proposed Final/Secondary 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), Doug Rettig (DVG).
- E. 2022-07 MARIAN WAYSIDE SHRINE 2ND ADDITION AND DEVELOPMENT/SITE PLAN:** Proposed Preliminary/Primary Plat and request for Secondary/Final Plat for a 2-lot Subdivision of MARIAN WAYSIDE SHRINE at 10630 Wicker Avenue and Development/Site Plan of a welcome center for outdoor establishments; location on the west side of U.S. 41, approximately ¼ mile North of U.S. 231, zoned: C-2 (Highway Commercial District), 24 acres; Kevin Hunt (Attorney), Doug Rettig (DVG).
- F. 2022-03 PLAN COMMISSION RESOLUTION NO. 2022-02-16:** Redevelopment Commission Resolution 2021-12-09 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. Director of Building & Planning, Sergio Mendoza to distribute the report on Economic and Tax Impact Analysis for the Age-Restricted Housing TIF Project prepared by Cender/Dalton.
- G. 2022-05 PLANET FITNESS:** Enter in to record Town Engineer Kenn Kraus's letter of review dated March 24, 2022 regarding the Site Plan Review.
- H. 2021-31 THE GATES UNIT 24, 25, 27 & 28:** Update on contingencies from Torrenza; Kenn Kraus (Town Engineer).

7. PUBLIC COMMENT

8. ADJOURNMENT