

**TOWN OF ST. JOHN
PLAN COMMISSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
June 1, 2022 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

May 4, 2022 Plan Commission Regular Meeting Minutes

5. PUBLIC HEARINGS:

- A. 2022-08 BARAN ESTATES:** Proposed Preliminary and request for Final Replat of Calumet Farms No.4, Part of Lots 24 & 25 for a 1-lot subdivision at 8810 Marquette St., Schererville, IN; located on the West side of Marquette St., approximately 500 ft. North of 89th Ave., zoned: R-1 (Single Family Residential), .76 acres; Dominik & Agnieszka Baran (Applicant/Owner), Doug Homeier (McMahon Engineers/Architects).
- B. 2022-09 CANNON'S ADDITION:** Proposed Preliminary Plat for a 2-lot subdivision at 8167 Wicker Avenue; located on the east side of U.S. 41, approximately 460 ft. North of 82nd Lane, zoned: C-2 (Highway Commercial District), 4.46 acres; Rhonda & James Cannon (Applicant Owner), Zach Cannon (Agent), Glenn Kracht (Glenn Kracht Associates).
- C. 2022-11 GATES PARK UNIT 11:** Proposed Preliminary and request for Final Replat of The Gates of St. John Unit 11C and 12B for a 2-lot subdivision at 10201 Park Place; located on the East side of Park Place, approximately 790 ft. South of W. 101st Place, zoned: P (Public Buildings District), 16.93 acres; Town of St. John (Applicant Owner), Tony Strickland (V3 Companies).

6. OLD/NEW BUSINESS:

- D. 2021-03 SUBLIME ESTATES:** Final Plat Approval and Front Building Line Waiver discussion for 6 Single Family Lots at the intersection of 93rd and Clarmonite Dr.; zoned R-1 (Single Family Residential), approximately 11.5 acres; Doug Rettig (DVG).
- E. 2021-31 THE GATES UNIT 24, 25, 27 & 28:** Update on contingencies from Torrenga, Revised Engineer Review Letter regarding Preliminary Plat for Units 27 & 28; Kenn Kraus (Town Engineer).
- F. 2022-06 STREAMSIDE:** Proposed Rezone to RC-2 PUD (Single Family Residential Conservation Planned Unit Development) for a proposed 54 single family lot subdivision 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).

- G. 2022-07 MARIAN WAYSIDE SHRINE DEVELOPMENT/SITE PLAN:** Development/Site Plan Approval at 10630 Wicker Avenue for a Retail Center, Chapel, and Meditation Garden on Lot 2 of Marian Wayside Shrine 2nd Addition; located 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).
- H. 2022-10 THE PRESERVE, PHASE 6:** Proposed Final Plat for 69 Single Family Lots and 2 Outlots at White Oak Avenue, zoned RC-1 PUD, approximately 26.99 acres; Jack Slager (Schilling Development).
- I. 2022-12 PLAN COMMISSION RESOLUTION:** Redevelopment Commission Resolution 2022-06-01 consideration for amendments to the Declaratory Resolution and Economic Development Plan for the St. John Economic Development Area I; Sergio Mendoza (St. John Building and Planning Director), Joe Wiszowaty (Town Manager).

7. PUBLIC HEARING ANNOUNCEMENTS

- J. 2021-25 ST. JOHN COMMONS:** Proposed Preliminary Plat at 10201 Calumet Avenue; zoned PUD (Planned Unit Development), 20 acres; Brad Lambert (Lambert Concrete), Nick Georgiou (Georgiou & Associates), Nathan Vis (Attorney), Doug Rettig (DVG).

8. PUBLIC COMMENT

9. ADJOURNMENT