

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

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. MINUTES:**

June 1, 2022 Plan Commission Regular Meeting Minutes

June 15, 2022 Plan Commission Study Session Minutes

**5. PUBLIC HEARINGS:**

**A. 2021-25 ST. JOHN COMMONS:** Proposed Preliminary Plat of ST. JOHN COMMONS at 10201 Calumet Avenue, approximately 600 ft. south from the southeast corner of 101<sup>st</sup> Avenue and Calumet Avenue; zoned: Mixed PUD (Mixed Use District), 20 acres; Brad Lambert (Lambert Concrete), Nick Georgiou (Georgiou & Associates), Nathan Vis (Attorney, Doug Rettig (DVG).

**B. 2022-11 GATES PARK UNIT 11:** Proposed Preliminary, request for Final Replat, and Site Plan Approval 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. 101<sup>st</sup> Place, zoned: P (Public Buildings District), 16.93 acres; Town of St. John (Applicant Owner), Tony Strickland (V3 Companies).

**6. OLD/NEW BUSINESS:**

**C. 2021-24 SMYTHE DDS:** Proposed Two-Year Performance Surety for waiver of electrical service to comply with approved Site Plan at 10815 Park Place; zoned: C-2 PUD (Highway Commercial Retail Planned Unit Development), 0.7 acres; Jeff Kilburg, Juan Villagomez & Dale Diener (APEX Design Build), Dr. Emily Smythe, DDS (Property Owner).

**D. 2022-05 PLANET FITNESS:** Proposed Two-Year Performance Surety for waiver of electrical service to comply with approved Site Plan at 10103 Earl Drive; zoned C-2 (Highway Commercial Retail), 2.6 acres; Todd Reyling P.E. (Reyling Design and Consulting), Rick Raimondo (Owner).

**E. 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 109<sup>th</sup> Avenue, approximately 500 ft. south from the southwest corner of W. 109<sup>th</sup> Avenue and White Oak Avenue; zoned: R-1 (Single Family Residential), 37.5 acres; Joe Lenehan (Olthof Homes).

**F. 2022-08 BARAN ESTATES:** Proposed Final Replat of Calumet Farms No.4, Part of Lots 24 & 25 for a 1-lot subdivision at 8810 Marquette Street, Schererville, IN; located on the West side of Marquette Street, approximately 500 ft. North of 89<sup>th</sup> Avenue, zoned: R-1 (Single Family Residential), .76 acres; Dominik & Agnieszka Baran (Applicant/Owner), Doug Homeier (McMahon Engineers/Architects).

**G. 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 82<sup>nd</sup> Lane, zoned: C-2 (Highway Commercial District), 4.46 acres; Rhonda & James Cannon (Applicant Owner), Zach Cannon (Agent), Glenn Kracht (Glenn Kracht Associates).

**7. PUBLIC COMMENT**

**8. ADJOURNMENT**