

**TOWN OF ST. JOHN
PLAN COMMISSION
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
OCTOBER 5, 2022 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

September 7, 2022 Plan Commission Regular Meeting Minutes

September 21, 2022 Plan Commission Study Session Minutes

September 21, 2022 Plan Commission Special Meeting Minutes

5. PUBLIC HEARINGS:

A. 2022-04 KROPP INDUSTRIAL: Proposed Development/Site Plan for a U-Lock Self-Storage facility, 10460 Joliet Street, located at the northwest corner of Joliet Street and Hart Street, zoned: I (Industrial), 12.8 acres; Ken Drenth, K&C Property Holdings, LLC (Property Owner), Doug Rettig (DVG).

B. 2022-14 LOT 898 THE GATES OF ST. JOHN UNIT 7A: Proposed Preliminary Replat and request for Final Replat for a 2-lot subdivision at 8735 Silver Maple Cove; located approximately 418 ft. southwest from the corner of W. 105th Avenue and Silver Maple Cove, zoned: R-2 PUD (Single Family Residential Planned Unit Development), .7238 acres; John Lotton and Steve Kil (BLB St. John, LLC).

6. OLD/NEW BUSINESS:

C. 2021-09 PARRISH WOODS: Proposed Final Plat of Parrish Woods, 27 single-family residential lots at 11115 Parrish Avenue, the northeast corner of 113th Avenue and Parrish Avenue; zoned: R-1 (Single Family Residential), 20 acres; Ryan Fleming (ElevenTen, LLC).

D. 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; Chip Krusemark (Olthof Homes).

E. 2022-09 CANNON'S ADDITION: Proposed Final 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).

F. 2022-13 SHOPS 96: Proposed Amended Secondary Plat to the PUD at approximately 96th Place and Wicker Avenue, located on the east side of U.S. 41, zoned: C-2 (Highway Commercial District), 20.74 acres; Bruce Boyer (Applicant/Owner), Doug Rettig (DVG).

G. 2022-15 LOT 305 GREYSTONE OF ST. JOHN UNIT 3 BLOCK 1: Proposed Amended Address at the corner of N. Quartz Lane and Black Opal Lane, zoned: R-2 PUD (Single Family Residential Planned Unit Development), approximately .325 acres; Charlie Hoffman (Schilling Construction).

7. PUBLIC COMMENT

8. ADJOURNMENT