

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

November 2, 2022 Plan Commission Regular Meeting Minutes

November 16, 2022 Plan Commission Study Session Minutes

5. PUBLIC HEARINGS:

6. OLD/NEW BUSINESS:

- A. 2020-12 THE GATES OF ST JOHN UNIT 21B:** Request for extension of Primary Plat for 25 single-family residential lots, part of the original 108 acres on the east side of Cline Avenue between 101st and 109th Avenues; zoned: R2-PUD (Single-Family Residential Planned Unit Development), part of the original 108 acres of "Gates East"; Steve Kil (LBL Development).
- B. 2021-31 THE GATES OF ST JOHN UNITS 24, 25, 27 & 28:** Request for extension of Primary Plat for a 218 Lot Subdivision approximately 200 FT southeast from intersection of 101st Avenue and Blaine Street, and approximately 650 FT south at the intersections of 105th Avenue at Blaine Street and at Whitney Place; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 65.1 acres; Steve Kil and John Lotton (LBL Development, LLC).
- C. 2021-09 PARRISH WOODS:** Proposed Final Plat of Parrish Woods, 27 single-family residential lots at 11115 Parish Avenue, the northeast corner of 113th Avenue and Parrish Avenue; zoned: R1 (Single Family Residential), 20 acres; Ryan Fleming (ElevenTen, LLC.)
- D. 2021-17 ASTORIA:** Read in to Record the updated Primary Plat Contingency letter from Town Engineer Kenn Kraus (Haas & Associates).
- E. 2021-25 ST. JOHN COMMONS:** Proposed Final Plat of St. John Commons Phase 1, 13 cottage homes 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).
- F. 2022-01 LENTING'S 2ND 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. 108th Avenue; zoned: R-2 (Single Family Residential), 7.82 acres; Dale Lenting (Property Owner).

- G. 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 (Applicant), Doug Rettig (DVG).

- H. 2022-10 THE PRESERVE, PHASE 6, LOTS 358 and 359:** Proposed Certificate of Amendment to change addresses: 9607 Fescue Drive to 9606 Fescue Drive and 9615 Fescue Drive to 9614 Fescue Drive. Zoned: RC-1 PUD (Single Family Residential Planned Unit Development), approximately .31 acre (each lot); Jack Slager (Schilling Construction), Doug Rettig (DVG).

- I. 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).

- J. 2023 MEETING SCHEDULE:** Review Potential 2023 Meeting Schedule (will be finalized by the Town Council at their December regular meeting).

7. PUBLIC COMMENT

8. ADJOURNMENT