

**TOWN OF ST. JOHN  
PLAN COMMISSION  
ST. JOHN MUNICIPAL BUILDING  
10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373  
JANUARY 4, 2022 7:00 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. ELECTION OF OFFICERS**

President

Vice President

Executive Secretary

Appointment of a Plan Commission member to the Board of Zoning Appeals

**5. MINUTES:**

December 7, 2022 Plan Commission Regular Meeting Minutes

**6. PUBLIC HEARINGS:**

**7. 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 101<sup>st</sup> and 109<sup>th</sup> Avenues; zoned: R2-PUD (Single-Family Residential Planned Unit Development), part of the original 108 acres of "Gates East"; Steve Kil (LBL Development).
- B. 2021-09 PARRISH WOODS:** Proposed Final Plat of Parrish Woods, 27 single-family residential lots at 11115 Parish Avenue, the northeast corner of 113<sup>th</sup> Avenue and Parrish Avenue; zoned: R1 (Single Family Residential), 20 acres; Ryan Fleming (ElevenTen, LLC.)
- C. 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).
- D. 2022-01 LENTING's 2<sup>ND</sup> 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. 108<sup>th</sup> Avenue; zoned: R-2 (Single Family Residential), 7.82 acres; Dale Lenting (Property Owner).
- E. 2022-13 SHOPS 96:** Proposed Amended Secondary Plat to the PUD at approximately 96<sup>th</sup> 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).
- F. 2022-16 AMENDMENT TO SUBDIVISION CONTROL ORDINANCE ESTABLISHING A SIDEWALK, CURB AND GUTTER INSTALLATION FUND:** Present Proposed Ordinance allowing payment to be made in lieu of sidewalk, curb or gutter installation in certain extraordinary circumstances as determined by the St. John Plan Commission; Adam Decker (Board Attorney).

**G. 2022-04 KROPP INDUSTRIAL:** Read in to Record the updated Site Plan Contingency letter from Town Engineer Jonathan Dykstra (Robinson Engineering).

**8. PUBLIC COMMENT**

**9. ADJOURNMENT**