

**TOWN OF ST. JOHN
PLAN COMMISSION AGENDA
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
MAY 3, 2023 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

April 5, 2023 Plan Commission Regular Meeting Minutes

April 19, 2023 Plan Commission Study Session Minutes

5. PUBLIC HEARINGS:

A. 2023-06 STREAMSIDE: Proposed Preliminary Plat of Streamside, a 54 Single-Family Residential Lot subdivision at W. 12811 109th Avenue Dyer, IN, approximately 500 ft. south from the southwest corner of W. 109th Avenue and White Oak Avenue; zoned RC2-PUD (Single-Family Residential Conservation Planned Unit Development), 37.5 acres; Jeff Yatsko (Olthof Homes).

B. 2023-07 ARTESIAN WELLS PLAT D, PT OF LOT 6: Proposed Rezone from R-2 (Single-Family Residential) to C-2 (Highway Commercial District) of a portion of Artesian Wells Plat D Pt of Lot 6, 10911 W. 108th Avenue St. John, IN; 7.82 acres total; Dale Lenting (Property Owner), Doug Rettig (DVG).

6. OLD/NEW BUSINESS:

C. 2021-25 ST. JOHN COMMONS, PHASE 2: Proposed Final Plat of St. John Commons Phase 2, 2 Commercial buildings and 2 Mixed Use (Office/Service and Condo Living) buildings; and Recommended Acceptance of Performance Letter of Credit in the amount of \$508,121 or Surety Bond in the amount of \$660,557 at 10201 Calumet Avenue Dyer, IN; zoned PUD (Planned Unit Development), 5.65 acres; Brad Lambert (Lambert Concrete), Nick Georgiou (Georgiou & Associates), Nathan Vis (Attorney), and Doug Rettig (DVG).

D. 2023-05 CONTINENTAL, UNIT 3: Amendment to the Preliminary Plat of lots 18-26 of Continental, Unit 3, part of the original 55 acres of Continental; zoned: RC1-PUD (Single-Family Residential Conservation Planned Unit Development); Jack Slager (Schilling Development).

E. 2022-10 THE PRESERVE, PHASE 6: Request for release of Performance Surety for The Preserve, Phase 6, 69 single-Family Residential Lots and 2 Outlots at White Oak Avenue, zoned RC-1 PUD, approximately 26.99 acres; Jack Slager (Schilling Development).

F. 2021-03 SUBLIME ESTATES: Acceptance of 2-yr Maintenance Bond for Sublime Estates, 6 Single-Family Residential Lots at the intersection of 93rd Avenue and Clarmonite Drive; zoned R-1 (Single-Family Residential), approximately 11.5 acres; Doug Rettig (DVG).

7. PUBLIC COMMENT

8. ADJOURNMENT