

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

May 3, 2023 Plan Commission Regular Meeting Minutes
May 17, 2023 Plan Commission Study Session Minutes

5. PUBLIC HEARINGS:

6. OLD/NEW BUSINESS:

- A. 2020-12 THE GATES OF ST JOHN UNIT 21B:** Request for five month extension to 12/2/2023 of Preliminary 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:** Request for one month extension to 12/4/2023 of Preliminary Plat for a 97 Single-Family Residential Lot subdivision located east of Cline Avenue and south of 105th Avenue; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 43.17 acres; Steve Kil (LBL Development).
- C. 2021-01 MARTIN'S COMMERCIAL ADDITION, LOT 9:** Proposed Site Plan Amendment to remove two light poles from the previously approved site plan, 10845 Poplar Place St. John, IN, at the intersection of Poplar Place and Parrish Avenue; zoned: C-2 (Highway Commercial District), 1 acre; Jeff Brant (Brant Construction).
- D. 2021-03 SUBLIME ESTATES:** Acceptance of 2-yr Maintenance Bond and 3-yr Warranty Letter 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).
- E. 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).
- F. 2023-08 W. 93RD AVENUE & US HIGHWAY 41:** Proposed Site Plan and sidewalk waiver from StJMC 21A-33 (d)(2) to install six foot wide sidewalks instead of eight feet wide along the southwest corner of W. 93rd Avenue and US Highway 41; zoned: R2 (Single-Family Residential), Evan Laviolette (First Group Engineering).
- G. 2023-09 LAKE CENTRAL SCHOOL CORPORATION:** Proposed Site Plan Amendment to add lighting to the Varsity Baseball and Softball Fields at Lake Central High School, 8260 Wicker Avenue St. John, IN, at the intersection of Lake Central Drive and US Highway 41; zoned: P (Public), 84.134 acres; Bill Ledyard (Director of Construction & Facilities LCSC), Larry Veracco (Superintendent LCSC).

7. PUBLIC COMMENT

8. ADJOURNMENT