

**TOWN OF ST. JOHN**  
**PLAN COMMISSION STUDY SESSION AGENDA REVISED**  
**ST. JOHN MUNICIPAL BUILDING**  
**10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373**  
**JUNE 21, 2023 7:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OLD/NEW BUSINESS:**

- A. 2021-01 MARTIN'S COMMERCIAL ADDITION, LOT 9:** Proposed Amendment to Building Elevations, creating a two-tone all brick building, 10845 Poplar Place St. John, IN, at the intersection of Poplar Place and Parrish Avenue; zoned: C2 (Highway Commercial District), 1 acre; Jeff Brant (Brant Construction), David DeCesaris (Project Manager, Brant Construction).
- B. 2023-08 W. 93<sup>RD</sup> 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. 93<sup>rd</sup> Avenue and US Highway 41; zoned: R2 (Single-Family Residential), Evan Laviolette (First Group Engineering), Joseph Wiszowaty (Town Manger).
- C. 2023-10 PARK IMPACT FEE ZONE IMPROVEMENT PLAN & PARK IMPACT FEE ORDINANCE:** Proposed amendment to the Comprehensive Plan to incorporate a Park Impact Fee Zone Improvement Plan and recommendation for adoption of the updated Park Impact Fee Ordinance; David Baird (American Structurepoint, Inc.), Joseph Wiszowaty (Town Manager).
- D. SUNCREST CHURCH:** Proposed Amendment to The Gates PUD to allow a second church/place of worship and 2 proposed Commercial buildings within a portion of PODS 3, 7, and 17, approximately 290 ft. east of Park Place and US 231; Nathan Vis (Attorney), Jamie Ward (Property Owner).
- E. AMENDMENTS TO SUBDIVISION CONTROL ORDINANCE:** Proposed amendments to the Town's Subdivision Control Ordinance; Sergio Mendoza (Building and Planning Director).

**4. ADJOURNMENT**