

**TOWN OF ST. JOHN
PLAN COMMISSION AGENDA
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
AUGUST 2, 2023 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

July 19, 2023 Plan Commission Study Session Minutes

July 19, 2023 Plan Commission Special Meeting Minutes

5. PUBLIC HEARINGS:

6. OLD/NEW BUSINESS:

A. 2021-25 ST. JOHN COMMONS PHASE 1: Recommend Acceptance of 2-yr Performance Bond in the amount of \$187,069 in lieu of 2-yr Performance Letter of Credit that is on file, and recommend release of 2-yr Performance Letter of Credit in the amount of \$158,289, 15 cottage homes at 10201 Calumet Avenue; zoned PUD (Planned Unit Development), 20 acres; Brad Lambert (Lambert Concrete), Nathan Vis (Attorney), Doug Rettig (DVG).

B. 2021-31 THE GATES OF ST JOHN UNIT 25: Proposed final plat of the Gates of St. John Unit 25, 80 Single-Family Residential Lots, located east of Cline Avenue and south of 105th Avenue; zoned: R2-PUD (Single-Family Residential Planned Unit Development), approximately 22.5 acres; Steve Kil (LBL Development).

C. 2022-10 THE PRESERVE, UNIT 6: Recommend release of 2-yr Performance Letter of Credit in the amount of \$447,918.90 and acceptance of 3-yr Maintenance Letter of Credit in the amount of \$256,481.70, 69 Single-Family Residential Lots and 2 Outlots at White Oak Avenue, zoned: RC-1 PUD (Single-Family Residential Conservation Planned Unit Development), approximately 26.99 acres; Jack Slager (Schilling Development).

D. 2023-05 CONTINENTAL, UNIT 3: Proposed Final Plat 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. PUBLIC HEARING NOTICES: Proposed public hearing notice signs, Sergio Mendoza (Building and Planning Director).

7. PUBLIC COMMENT

8. ADJOURNMENT