

TOWN OF ST. JOHN
PLAN COMMISSION STUDY SESSION AGENDA REVISED 8/15/23
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
AUGUST 16, 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 the Site Plan, requesting a waiver of sidewalk along Parrish Avenue, 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. 2020-12 THE GATES OF ST JOHN UNIT 21B:** Proposed Final Plat of The Gates of St. John Unit 21B, 25 Single-Family Residential Lots, part of the original 108 acres on the east side of Cline Avenue between 101st and 109th Avenues "Gates East"; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 38.556 acres; Steve Kil (LBL Development).
- C. 2021-31 THE GATES OF ST JOHN UNITS 24B:** Proposed Final Plat of The Gate of St. John Units 24B, 47 Single-Family Residential Lots, located east of Cline Avenue and south of 105th Avenue; zoned: R2-PUD (Single-Family Residential Planned Unit Development), 12.38 acres; Steve Kil (LBL Development).
- D. CLD HOLDINGS, LLC:** Proposed Site Plan of a Drive-In Restaurant at 9525 Wicker Avenue, St. John, IN 46373, located approximately 572 feet south of Wicker Avenue and Joliet Street intersection on the east side of Wicker Avenue, zoned: C-2 (Commercial Highway District), 0.93 acres; Cory Detamore (CLD Holdings, LLC.), James Hus (DVG), Russ Pozen (DVG).
- E. 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), Doug Rettig (DVG), Brad Lambert (Agent).
- F. CALISTOGA:** Proposed Concept Plan for Calistoga, a Planned Unit Development located at the southeast corner of Park Place and US Highway 231, 172.8 acres; Jack Slager (Schilling Development).
- G. STONE CREEK:** Proposed Concept Plan for Stone Creek, a Planned Unit Development located approximately 690 feet north from the northwest corner of Parrish Avenue and US Highway 231, 173.3 acres; Jack Slager (Schilling Development).
- H. AMENDMENTS TO SUBDIVISION CONTROL ORDINANCE:** Request September Public Hearing for proposed amendments to the Town's Subdivision Control Ordinance; Sergio Mendoza (Building and Planning Director).

4. ADJOURNMENT