

**TOWN OF ST. JOHN
PLAN COMMISSION AGENDA
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
SEPTEMBER 6, 2023 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

August 2, 2023 Plan Commission Regular Meeting Minutes

August 16, 2023 Plan Commission Study Session Minutes

5. PUBLIC HEARINGS:

A. 2023-11 SUNCREST CHURCH: Proposed Rezone from PUD (Planned Unit Development) to C-2 (Highway Commercial District) within a portion of PODS 3, 7, and 17 of The Gates of St. John, approximately 290 ft. east of Park Place and US 231; 18.48 acres total; Nathan Vis (Attorney), Jamie Ward (Property Owner), Doug Rettig (DVG), Brad Lambert (Agent).

6. OLD/NEW BUSINESS:

B. 2021-01 MARTIN'S COMMERCIAL ADDITION, LOT 9: Proposed Amendment to the Site Plan, requesting a waiver of eight foot sidewalk along Parrish Avenue, proposing five foot sidewalk instead, 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).

C. 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).

D. 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).

E. 2023-12 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).

F. LOT 7 AND THE EAST ½ OF LOT 8 IN MUENICH'S 1ST ADDITION: Proposed Preliminary Plat for a 1-lot subdivision at 12711 W. 93rd Avenue, St. John, IN; located at the southwest corner of W. 93rd Avenue and Hilltop Drive, zoned: R-1 (Single-Family Residential), 0.69 acres; Christopher and Amy Eenigenburg (Applicant/Owner), Stuart Torrenza (Torrenza Engineering, Inc.).

G. AMENDMENTS TO SUBDIVISION CONTROL ORDINANCE: Proposed amendments to the Town's Subdivision Control Ordinance; Jon Gill (Interim Building and Planning Director).

7. PUBLIC COMMENT

8. ADJOURNMENT