

**TOWN OF ST. JOHN**  
**PLAN COMMISSION STUDY SESSION AGENDA**  
**ST. JOHN MUNICIPAL BUILDING**  
**10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373**  
**SEPTEMBER 20, 2023 7:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. OLD/NEW BUSINESS:**

- A. 2018-08 ROSE GARDEN, PHASE 3 BLOCK 2:** Proposed Final Plat of Rose Garden, Phase 3 Block 2, 5 Single-Family Residential Lots, located at the southeast corner of Willow Lane and 91<sup>st</sup> Place; zoned: RC2-PUD (Single-Family Residential Conservation Planned Unit Development), approximately 2.5 acres; Doug Rettig (DVG).
- B. 2021-01 MARTIN'S COMMERCIAL ADDITION, LOT 9:** Proposed Amendment to the Site Plan, requesting a waiver of sidewalk width 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).
- C. 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).
- D. LOT 7 AND THE EAST ½ OF LOT 8 IN MUENICH'S 1<sup>ST</sup> ADDITION:** Proposed Preliminary Plat for a 1-lot subdivision at 12711 w. 93<sup>rd</sup> Avenue, St. John, IN; located at the southwest corner of W. 93<sup>rd</sup> Avenue and Hilltop Drive, zoned: R-1 (Single-Family Residential), 0.69 acres; Christopher and Amy Eenigenburg (Applicant/Owner), Stuart Torrenga (Torrenga Engineering, Inc.).
- E. AMENDMENTS TO SUBDIVISION CONTROL ORDINANCE:** Proposed amendments to the Town's Subdivision Control Ordinance; Jon Gill (Interim Building and Planning Director).
- F. 2023-05 CONTINENTAL UNIT 3:** Recommendation to Town Council for release of Cash Escrow in the amount of \$5,500 and acceptance of 3-yr Maintenance Letter of Credit or Surety Bond, part of the original 55 acres of Continental; zoned RC1-PUD (Single-Family Residential Conservation Planned Unit Development); Jack Slager (Schilling Development).
- G. 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).
- H. 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).

**4. ADJOURNMENT**