

**TOWN OF ST. JOHN**  
**PLAN COMMISSION STUDY SESSION AGENDA**  
**ST. JOHN MUNICIPAL BUILDING**  
**10955 W. 93<sup>RD</sup> AVENUE, ST. JOHN, IN 46373**  
**OCTOBER 18, 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, 3 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. 2020-18 PRESERVE WEST:** Request for extension of Primary Plat for the remaining 89 Single-Family Residential Lots, part of the original 134 acres of Preserve West; zoned: RC1-PUD (Single-Family Residential Conservation Planned Unit Development); Jack Slager (Schilling Development).
- C. 2020-18 PRESERVE WEST, UNIT 1:** Recommendation to Town Council for release of Performance Letter of Credit in the amount of \$277,945.80 and acceptance of 3-yr Maintenance Letter of Credit or Surety Bond, 48 Single-Family Lots and 3 Outlots at 10365 West 101<sup>st</sup> Avenue, zoned RC-1 PUD, approximately 43 acres; Preserve, S.J., LLC, Jack Slager (Schilling Development).
- D. 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), Stuart Torrenge (Torrenge Engineering, Inc.).
- E. 2021-06 GREYSTONE UNIT 3, PHASE 3:** Proposed Final Plat of Greystone Unit 3, Phase 3, 31 Single-Family Residential Lots, part of the original 44.864 acres of Greystone Unit 3; and Recommendation to Town Council for acceptance of 2-yr Performance Letter of Credit or Surety Bond; zoned: R3 PUD (Multi-Family Residential Planned Unit Development); Jack Slager (Schilling Development).
- F. 2021-17 ASTORIA:** Request for extension of primary Plat for 90 Single-Family Residential Lots and 7 Outlots at 10122 Parrish Avenue, zoned RC2-PUD (Single-Family Residential Conservation Planned Unit Development), 70 acres; Michael Herbers (Diamond Peak Homes).
- G. 2022-10 THE PRESERVE:** Request for extension of Primary Plat for the remaining 68 Single-Family Residential Lots, part of the original 319 acres of The Preserve; zoned: RC1-PUD (Single-Family Residential Conservation Planned Unit Development); Jack Slager (Schilling Development).
- H. 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).
- I. 2023-06 STREAMSIDE:** Proposed Final Plat of Streamside, 54 Single-Family Residential Lots, 37.5 acres, and Recommendation to Town Council for acceptance of 2-yr Performance Letter of Credit or Surety Bond; zoned: RC2-PUD (Single-Family Residential Conservation Planned Unit Development); Jeff Yatsko (Olthof Homes).

- J. 2023-14 FRANCISCAN ALLIANCE, INC:** Proposed Rezone from OS (Open Space) to C2 (Highway Commercial District) of a portion of the Franciscan Alliance, Inc. Site, St. John, IN; approximately 710 feet east of US Highway 41 and approximately 975 feet south of 101<sup>st</sup> Place; 11.92 acres total; Franciscan Alliance, Inc. (Property Owner), Maggie Tortolano (Tonn and Blank); Robert Harmeyer (MSKTD Architects).
- K. 2023-15 AMENDMENTS TO SUBDIVISION CONTROL ORDINANCE:** Proposed amendments to Town's Subdivision Control Ordinance; Jon Gill (Interim Building and Planning Director).
- L. 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).
- M. 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).
- N. ST. JOHN BUSINESS PARK:** Proposed Business Park at 10675 Joliet Street, St. John, IN, located approximately 510 feet west of the Hart Street and Joliet Street intersection on the south side of Joliet Street, zoned: I (Industrial), 55.314 acres; Jack Slager (Schilling Development).

#### **4. ADJOURNMENT**