

**TOWN OF ST. JOHN
PLAN COMMISSION AGENDA
ST. JOHN MUNICIPAL BUILDING
10955 W. 93RD AVENUE, ST. JOHN, IN 46373
NOVEMBER 1, 2023 7:00 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. MINUTES:

October 4, 2023 Plan Commission Regular Meeting Minutes

October 18, 2023 Plan Commission Study Session Minutes

5. PUBLIC HEARINGS:

A. 2023-14 FRANCISCAN ALLIANCE, INC: Request for Rezone from OS (Open Space) to C-2 (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 101st Place; 11.92 acres total; Franciscan Alliance, Inc. (Property Owner), Maggie Tortolano (Tonn and Blank).

B. 2023-15 AMENDMENTS TO SUBDIVISION CONTROL ORDINANCE: Recommendation of amendments to the Town's Subdivision Control Ordinance; Jon Gill (Interim Building and Planning Director).

6. OLD/NEW BUSINESS:

C. 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 91st Place; zoned: RC2-PUD (Single-Family Residential Conservation Planned Unit Development), approximately 2.5 acres; Doug Rettig (DVG).

D. 2020-18 PRESERVE WEST: Request for two six-month extensions 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).

E. 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 101st Avenue, zoned RC-1 PUD, approximately 43 acres; Preserve, S.J., LLC, Jack Slager (Schilling Development).

F. 2021-01 MARTIN'S COMMERCIAL ADDITION, LOT 9: Rescission of 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 Torrenga (Torrenga Engineering, Inc.).

G. 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).

H. 2021-17 ASTORIA: Request for two six-month extensions 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).

- I. **2022-10 THE PRESERVE:** Request for two six-month extensions 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).

- J. **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).

- K. **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).

7. PUBLIC COMMENT

8. ADJOURNMENT