

AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JUNE 21, 2023 - 5:30 P.M.

I. Meeting called to order

II. Pledge of Allegiance

III. Emergency exit announcement: In case of an emergency, exit the Commissioners' Courtroom/Council Chamber, proceed to the stairs, go to the second floor, and exit the building. Do not enter an elevator in an emergency. If you require assistance, a Plan Commission employee will escort or assist you. Please silence any cellular phones during this meeting. If you receive a call during this meeting, please excuse yourself with as little disruption as possible to these proceedings.

IV. Record of those present

V. Communications

VI. Minutes

VII. Old Business

1. 23-SE-04 PC- David and Jeri Bryan, Owners and Noah Bryan, Petitioner

Located approximately 2/10 of a mile west of Chase Street on the north side of 153rd Avenue, a/k/a 15126 Chase Street in Cedar Creek Township

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class C Recreational Special Exception.

Purpose: To allow a Farm Market.

5/17/2023 Deferred by Plan Commission

favorable_____unfavorable_____deferred_____vote_____

VIII. New Business

1. 23-W-04 PC – Charles J. McBain, Owner/Petitioner

Located approximately 3/10 of a mile north of 173rd Avenue on the west side of Holtz Road, a/k/a 16920 Holtz Road in Cedar Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

Purpose: To allow an exempt lot with an irregular shape.

approved_____denied_____deferred_____vote_____

2. **23-SDP-20 PC – United States Cold Storage, Inc., Owner/Petitioner**
 Located approximately 1/10 of a mile north of State Road 2 on the west side of Colorado Street in Eagle Creek Township.

Request: Site Development Plan Approval

Purpose: Cold Storage Distribution Facility
- X. Site Development Plans Approved by Staff**
1. **23-SDP-12 PC – Terry and Margaret DeYoung, Owners/Petitioners**
 Located approximately 1/10 of a mile east of Colfax Street on the north side of Lakeview Drive, a/k/a 105 W. Lakeview Drive in Cedar Creek Township.

Purpose: Accessory Building in a Special Flood Hazard Area.
 2. **23-SDP-13 PC – Jose Arellano, Owner/Petitioner**
 Located approximately 1/10 of a mile south of Ridge Road on the west side of Grant Street, a/k/a 3940 or 3950 Grant Street in Calumet Township.

Purpose: Truck Terminal
 3. **23-SDP-14 PC – Verizon Wireless, Owner/Petitioner**
 Located at the southeast quadrant of 173rd Avenue and I-65, a/k/a 2871 E. 173rd Avenue in Eagle Creek Township.

Purpose: Verizon Wireless Dark Fiber Installation.
 4. **23-SDP-15 PC – Patriot Partners – Greg Fox, Owner/Petitioner**
 Located approximately 1/10 of a mile west of Grant Street (IN 55) on the north side of 181st Avenue (State Road 2), a/k/a 1856 W. 181st Avenue in Cedar Creek Township.

Purpose: Additional Self Storage Buildings
 5. **23-SDP-16 PC – BCM Properties, Owner/Petitioner**
 Located approximately 3/10 of a mile west of Calumet Street on the south side of 101st Avenue in Hanover Township.

Purpose: Commercial Development / Retail & Restaurant
 6. **23-SDP-17 PC – Chris Elzinga, Owner/Petitioner**
 Located approximately 1/10 of a mile north of Fathke Road also located 1/10 of a mile west of Burr Street on the south side of 109th Avenue in Center Township.

Purpose: Elzinga Pumpkin Stand / Greenhouses & Agricultural Sales