

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, AUGUST 16, 2023 - 5:30 P.M.**

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**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. 22-W-31 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County**

Located approximately 1/10 of a mile south of 151<sup>st</sup> Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West Creek Township.

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

**Purpose:** To allow an irregular shaped subdivision lot.

7/19/2023 Deferred by Plan Commission

approved\_\_\_\_ denied\_\_\_\_ deferred\_\_\_\_ vote\_\_\_\_

**2. 22-PS-25 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

7/19/2023 Deferred by Plan Commission

approved\_\_\_\_ denied\_\_\_\_ deferred\_\_\_\_ vote\_\_\_\_

3. **23-W-05 PC – Christopher K. Shofner, Owner/Petitioner**  
Located at the northeast quadrant at the intersection of 129<sup>th</sup> Avenue and Grant Street (Indiana 55), a/k/a 12819 Grant Street in Center Township.

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 1.11, Re-Subdivision of Land.

**Purpose:** To allow for a re-subdivision of Lot 1 in Fox Run 2<sup>nd</sup> Addition.

7/19/2023 Deferred by Plan Commission

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**VIII. A PROPOSAL TO AMEND THE UNINCORPORATED LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE NO. 2560**, adopted June 13, 2023, specifically, Article 22 | Terminology, Section 154-22-230 – Definitions of Words and Terms Beginning with “S”; Article 12 | Subdivision Design and Improvements, Section 154-12-50 – Streets, Subsection E – Street Rights-of-Way, Table 12-1; Article 12 | Subdivision Design and Improvements, Section – 154-12-50, Streets, Subsection B – Right of Way Dedication; and, Appendix 6: Road Construction Specifications.

favorable\_\_\_\_\_unfavorable\_\_\_\_\_deferred\_\_\_\_\_ vote\_\_\_\_\_

**IX. Site Development Plans Approved by Staff**

1. **23-SDP-22 PC – Santiago Solis, Owner/Petitioner**  
Located approximately 3/10 of a mile south of 93<sup>rd</sup> Avenue on the east side of Sheffield Street, a/k/a 9521 Sheffield Street in St. John Township.

**Purpose:** Building Additions to Commercial Horse Stable.

2. **23-SDP-23 PC – Don O’Connell, Owner/Petitioner**  
Located approximately 2/10 of a mile north of 161<sup>st</sup> Avenue on the west side of Clark Street, a/k/a 15910 Clark Street in Cedar Creek Township.

**Purpose:** Building Addition in C-1 Floodway.

3. **23-SDP-24 PC – Crown Point Community School Corp., Owner/Petitioner**  
Located approximately 3/10 of a mile south of 129<sup>th</sup> Avenue on the west side of Montgomery Street, a/k/a 13126 & 13128 Montgomery Street in Winfield Township.

**Purpose:** Winfield Elementary School Addition and Improvements.

4. **23-SDP-25 PC – Pilot Travel Centers, Owner/Petitioner**  
Located at the northeast quadrant at the intersection of State Road 2 (181<sup>st</sup> Avenue) and Colorado Street, a/k/a 18001 Colorado Street in Eagle Creek Township.

**Purpose:** Sign Replacement.