

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, NOVEMBER 15, 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. 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 151st 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
8/16/2023	Deferred by Plan Commission
9/20/2023	Deferred by Petitioner
10/18/2023	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
8/16/2023 Deferred by Plan Commission
9/20/2023 Deferred by Petitioner
10/18/2023 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

3. 23-SE-06 PC – Wojciech Jarosz, Owner/Petitioner

Located approximately 9/10 of a mile west of Chase Street on the south side of 47th Avenue, a/k/a 4509 W. 47th Avenue in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, 9.2 (E), Hobby Farm: Keeping of more animals than permitted, 0 permitted, 40 requested.

Purpose: To allow 2 ponies, 4 sheep, 4 goats, 10 ducks, 5 geese and 15 chickens on a 2-acre parcel.

9/20/2023 Deferred by Petitioner
10/18/2023 Deferred by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

4. 23-SE-07 PC- Nicholas Spannan, Owner/Petitioner

Located approximately 4/10 of a mile west of White Oak on the north side of 165th Avenue, a/k/a 13010 W. 165th Avenue in West Creek Township.

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

Purpose: To allow a personal motocross track.

9/20/2023 Automatic Deferral by Plan Commission
10/18/2023 Deferred by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

5. 23-W-12 PC – Aaron Hacker, Owner/Petitioner

Located approximately 4/10 of a mile east of Iowa Street on the south side of US 231, a/k/a 2817 US 231 in Center Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (1) (c), Subdivision shall contain no left over pieces.

Purpose: To allow a subdivision of less than a complete parcel.

10/18/2023 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. 23-ZC-06 PC – Ryan & Melanie R. Plank, Owners and McMahon Associates, Inc., Petitioner

Located approximately 4/10 of a mile east of White Oak on the south side of 109th Avenue, a/k/a 11909 W. 109th Avenue in Hanover Township.

Request: Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential)

Purpose: To allow a one-lot residential development.

favorable_____ unfavorable_____ deferred_____ vote_____

2. 23-ZC-07 PC – Vicky Kim Brightwell and Dennis Brightwell Revocable Trust, Owners and Todd Dykstra (C/O Nathan Vis), Petitioner

Located approximately 2/10 of a mile east of State Line Road on the north side of 113th Avenue, a/k/a 15714 W. 113th Avenue in Hanover Township.

Request: Zone Change from A-1 (Agricultural Zone) to B-2 (Rural Business)

Purpose: To allow a landscaping contractor's business.

favorable_____ unfavorable_____ deferred_____ vote_____

3. 23-W-14 PC – Christopher Koonce, Owner/Petitioner

Located approximately 2/10 of a mile north of Main Street on the west side of South Lakeview Drive, a/k/a 566 South Lake View Drive in Cedar Creek Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 17, Review and Approval Procedures, Chapter 70, Subdivision Waivers.

Purpose: To allow re-subdivision of Lot 2 in Block 1 of Dalecarlia (Subdivision).

approved_____ denied_____ deferred_____ vote_____

4. 23-SS-01 PC – Hallmark Construction Company, Owner and Venture One Acquisitions, LLC, Petitioner

Located South of Indiana State Road #2 between Interstate 65 and Mississippi Street in Eagle Creek Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions for the purpose of proposed construction of an expandable one-million square foot distribution center.

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.