

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, MAY 15, 2024 - 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

VIII. New Business

1. 24-FS-02 PC – Jacob and Shawna Mudde, Owners/Petitioners – Mudde & Admiraal Estates

Located approximately 2/10 of a mile south of Belshaw Road at the terminus of Drummond Street, a/k/a 20110 Drummond Street in West Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved____denied____deferred____vote____

2. 24-FS-03 PC – Doug Williams, Owner/Petitioner – Jacobs Landing

Located approximately ½ mile west of White Oak Street on the south side of 165th Avenue, a/k/a 13511 W. 165th Avenue in West Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved____denied____deferred____vote____

3. **24-PS-07 PC – Hallmark Construction Company, Inc., Owner and Venture One Acquisitions, LLC, Petitioner – Tempo Subdivision**
Located on the south side of State Road 2 (E. 181st Avenue) east of Mississippi Street and west of Interstate 65 in Eagle Creek Township.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved _____ denied _____ deferred _____ vote _____

4. **24-W-06 PC – Mike Bradash, Owner/Petitioner – Red Pine Ridge Subdivision**
Located approximately ½ mile west of Whitcomb Street on the south side of 113th Avenue, a/k/a 4525 W. 113th Avenue in Center Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (A) (4) Lots may not exceed a depth to width ratio of more than 3.5 to 1.

Purpose: To allow a subdivision containing a proposed lot with excessive depth to width ratio.

approved _____ denied _____ deferred _____ vote _____

5. **24-PS-08 PC – Mike Bradash, Owner/Petitioner – Red Pine Ridge Subdivision**
Located as above

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved _____ denied _____ deferred _____ vote _____

6. **24-ZC-03 PC – Paul M, Horst, Owner and Nathan D. Vis, Petitioner**
Located approximately 3/10 of a mile west of Clark Street on the south side of 153rd Avenue, a/k/a 5125 W. 153rd Avenue in Cedar Creek Township.

Request: Zone Change from CDD (Conditional Development District) to R-2 (One-Family Zone)

Purpose: To allow a proposed single-family residence.

favorable _____ unfavorable _____ deferred _____ vote _____

7. 24-SE-01 BZA – Lake County Board of Commissioners, Owner and Lake County Highway Department, Petitioner

Located at the southwest quadrant at the intersection of Ellsworth Street and 42nd Court, a/k/a 2501 W. 42nd Court in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 30, Public, Civic and Institutional Use Category, Section O (1) Minor Utilities and Public Service Facility, (a), Sanitary Lift Station.

Purpose: To allow the installation of a sanitary lift station.

favorable_____ unfavorable_____ deferred_____ vote_____

8. 24-SE-02 BZA – Crossroads Young Men’s Christian Association, Inc., Owner/Petitioner

Located approximately 3/10 of a mile west of Chase Street on the north side of 141st Avenue, a/k/a 3838 W. 141st Avenue in Center Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 7, Use Categories, Chapter 30, Public, Civic and Institutional Use Category, Section K, Parks and Recreation

Purpose: To allow construction of a Welcome Center Building, a Pool House with Pool, a Greenhouse, and moving the Zipline to the existing Youth Camp.

favorable_____ unfavorable_____ deferred_____ vote_____

9. 24-SS-04 PC – Stephen Partyka, Owners/Petitioners

Located approximately 4/10 of a mile east of Arizona Street on the south side of US 231, a/k/a 5101 US 231 in Winfield Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (b), owner initiated rezoning from R-3 to B-3, for the purpose of proposed auto sales and repair.

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.

10. 24-SS-05 PC – Roni Gregori-Gregori Land Trust, LLC, Owner and Roni Gregori, Petitioner

Located approximately one mile west of White Oak Street south of Maplewood Court in West Creek Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions for the purpose of proposed shipping containers and a gravel filled parking lot.

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.

11. **A PROPOSAL TO AMEND THE UNINCORPORATED LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE NO. 2560**, adopted June 13, 2023, as amended to add Title 154, Unified Development Ordinance 2560; Article 16, Additional Regulations of General Applicability; Chapter 110, Regulations for Battery Storage Facilities, to regulate the implementation of battery energy storage systems through Unincorporated Lake County, Indiana.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **24-SDP-02 PC – KRT Properties, LLC, Owner/Petitioner**
Located at the northeast quadrant at the intersection of 159th Avenue and Morse Street in Cedar Creek Township.

Purpose: Two (2) additional storage buildings

2. **24-SDP-03 PC – Argoudelis Living Trust, Owner and Crown Castle USA, Inc., Petitioner**
Located approximately 6/10 of a mile north of W. 181st Avenue (SR 2) on the west side of Marshall Street, a/k/a 17609 Marshall Street in Cedar Creek Township.

Purpose: Antenna Co-Location

3. **24-SDP-04 PC – Pilot Travel Centers, LLC (Brad Alsip), Owner and TL Wallace Constructions, Inc. (Trent Rhodes), Petitioner**
Located at the northeast quadrant at the intersection of E. 181st Avenue (S.R. 2) and Colorado Street, a/k/a 18001 Colorado Street in Eagle Creek Township.

Purpose: Southern Tire Mart at Pilot