

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, AUGUST 21, 2024 - 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. 24-ZC-05 PC – Mazher Hussain – Malik Property, Inc., Owner/Petitioner**

Located approximately 4/10 of a mile east of State Line Road on the south side of W. 101<sup>st</sup> Avenue, a/k/a 15201 W. 101<sup>st</sup> Avenue in Hanover Township.

**Request:** Zone Change from B-2 (Rural Business) to B-3 (General Business)

**Purpose:** To allow self-storage buildings.

7/17/2024 Deferred by Plan Commission

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**VIII. New Business**

**1. 24-FS-06 PC – Christina & Chad Vlietstra, Owners/Petitioners – Blue Highlands Subdivision**

Located approximately ½ mile east of State Line Road on the north side of W. 121<sup>st</sup> Avenue, a/k/a 15150 W. 121<sup>st</sup> Avenue in Hanover Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

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

- 2. 24-FS-07 PC – Ryan and Melanie R. Plank, Owners/Petitioners – Shagbark Acres**  
 Located approximately 4/10 of a mile east of White Oak on the south side of W. 109<sup>th</sup> Avenue, a/k/a 11909 W. 109<sup>th</sup> Avenue in Hanover Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_
  
- 3. 24-W-04 PC – Sarah Darnell and Jon Bandstra, Owners/Petitioners – King’s Meadow**  
 Located approximately 2/10 of a mile east of Sheffield Street on the north side of W. 93<sup>rd</sup> Avenue, a/k/a 14814 W. 93<sup>rd</sup> Avenue in St. John 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\_\_\_\_\_
  
- 4. 24-PS-05 PC – Sarah Darnell and Jon Bandstra, Owners/Petitioners – King’s Meadow**  
 Located as above

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

approved\_\_\_\_\_denied\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_
  
- 5. 24-ZC-06 PC – Michael Poortinga, Owner/Petitioner**  
 Located approximately 4/10 of a mile west of US 41 (Wicker Blvd.) on the south side of W. 143<sup>rd</sup> Avenue, a/k/a 11851 W. 143<sup>rd</sup> Avenue in Hanover Township.

**Request:** Zone Change from A-1 (Agricultural Zone) to R-1 (One-Family Zone)

**Purpose:** To allow a proposed two-lot residential development

favorable\_\_\_\_\_unfavorable\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_
  
- 6. 24-ZC-07 PC – Michael Stevens, Owner/Petitioner**  
 Located approximately 2/10 of a mile west of County Line Road on the south side of E.137<sup>th</sup> Avenue, a/k/a 9311 E. 137<sup>th</sup> Avenue in Winfield Township.

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

**Purpose:** To allow a proposed two-lot residential development

favorable\_\_\_\_\_unfavorable\_\_\_\_\_deferred\_\_\_\_\_vote\_\_\_\_\_

7. **24-ZC-08 PC – Michael Stevens, Owner/Petitioner**  
Located approximately 2/10 of a mile west of County Line Road on the north side of E. 137<sup>th</sup> Avenue, a/k/a 9310 E. 137<sup>th</sup> Avenue in Winfield Township.

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

**Purpose:** To allow a proposed two-lot residential development

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

8. **24-W-07 PC – Chalen and Connie Wilson, Owners and Jim and Sue Waldmarson, Petitioners – McConnell Ditch Subdivision**  
Located approximately 4/10 of a mile west of Cline Street on the south side of W. 159<sup>th</sup> Avenue, a/k/a 8605 W. 159<sup>th</sup> Avenue in West Creek 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.

6/20/2024 Deferred by Plan Commission

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

9. **24-W-10 PC – Chalen and Connie Wilson, Owners and Jim and Sue Waldmarson, Petitioners – McConnell Ditch Subdivision**  
Located as above

**Request:** Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (B), Access to Subdivision, all major subdivisions must have at least 2 points of access from an existing street.

**Purpose:** To allow an existing driveway as the access point of the subdivision.

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

10. **24-W-11 PC – Chalen and Connie Wilson, Owners and Jim and Sue Waldmarson, Petitioners – McConnell Ditch Subdivision**  
Located as above

**Request:** Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (C), Access to Lots, Land must be divided in a way that affords each lot with frontage on and access to a street that complies with the applicable provisions.

**Purpose:** To allow a subdivision lot with zero street frontage.

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

**11. 24-PS-09 PC – Chalen and Connie Wilson, Owners and Jim and Sue Waldmarson, Petitioners – McConnell Ditch Subdivision**

Located as above

**Request:** Primary Approval

**Purpose:** Subdivision (4 lots)

6/20/2024 Deferred by Plan Commission

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

**12. 24-XSE-01 BZA – Foundry Works Solar Energy, LLC, Petitioner**

**Request:** Extension of a Special Exception Approval from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 8 Supplemental Uses and Regulations, Chapter 60 Solar Farms, Section W. Building Permits. A building permit must be obtained within 36 months of approval of the special exception (including site plan approval).

**Purpose:** The purpose is to allow an extension of a Special Exception approval (approved September 15,2021) for a Solar Farm on 3,117.771 acres, more or less.

favorable\_\_\_\_\_ unfavorable\_\_\_\_\_ deferred\_\_\_\_\_ vote\_\_\_\_\_

**IX. Study Session**

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

**1. 24-SDP-07 PC – SBA Structures, LLC – Daniel Ward, Owner and Cruikshank Construction, Petitioner**

Located at the southeast quadrant at the intersection of State Road 2 and I-65, a/k/a 2970 E. 181<sup>st</sup> Place in Eagle Creek Township.

**Purpose:** Interior Remodel

**2. 24-SDP-08 PC – Illiana Christian High School, Owner/Petitioner**

Located at the southwest quadrant at the intersection of 109<sup>th</sup> Avenue and Calumet, except the north 295 ft. in Hanover Township.

**Purpose:** Auditorium & Lobby Addition at Illiana Christian High School.

**3. 24-SDP-10 PC – Lake County Board of Commissioners, Owner and Lake County Highway Engineer, Petitioner**

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

**Purpose:** Calumet Township Sanitary Lift Station.

**4. 24-SDP-11 PC – AT & T – Tyler Parkerson, Owner and MasTec Network Solutions, Petitioner**

Located approximately 1/10 of a mile east of Indiana 55 Cleveland Street on the north side of 41<sup>st</sup> Avenue, a/k/a 1920 W. 41<sup>st</sup> Avenue in Calumet Township.

**Purpose:** Tower Col-Location 1920 W. 41<sup>st</sup> Avenue.

**5. 24-SDP-12 PC – Pilot Travel Centers, LLC, Owner/Petitioner**

Located at the northeast quadrant at the intersection of E. 181<sup>st</sup> Avenue (S.R. 2) and Colorado Street, a/k/a 18001 Colorado Street in Eagle Creek Township.

**Purpose:** EV Car Chargers