TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, NOVEMBER 18, 2026 - 5:30 P.M.

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

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. **26-ZC-09 PC – STP Holdings, LLC, Owner and Adam M. Sworden, Petitioner**
Located approximately 3/10 of a mile west of Gibson Street on the south side of US 231, a/k/a 5101 US 231 in Winfield Township.

Request: Zone Change from R-3 (Residential One to Four-dwelling Zone) to B-3 (General Business Zone).

Purpose: To allow outdoor and indoor storage.

favorable_____ unfavorable_____deferred_____ vote_____

2. **26-XP-02 PC – Milburn E. Nelson Revocable Trust, Owner/Petitioner – Orchard Estates**
Located at the southwest quadrant at the intersection of W. 93rd Avenue and Henry Street, a/k/a 14701 W. 93rd Avenue in St. John Township.

Request: One (1) year Extension of Primary Plat Approval of Orchard Estates.

Purpose: To allow a one (1) year Extension of Primary Plat.

approved _____denied_____deferred_____ vote_____

3. **26-W-11 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located at the southeast quadrant at the intersection of W. 141st Avenue and Clark Street, a/k/a 14105 Clark Street in Center Township.

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

Purpose: To allow a subdivision with lots that exceed the depth to width ration of 3.5 to 1.

approved_____ denied_____deferred_____ vote_____

4. **26-W-12 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
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 a major subdivision without 2 points of access.

approved_____ denied_____deferred_____ vote_____

5. **26-W-13 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12,Subdivision Design and Improvements, Chapter 40, Lots, Section (E) (1), Flag Lots.

Purpose: To allow a subdivision with a flag shaped lot.

approved_____ denied_____deferred_____ vote_____

6. **26-W-14 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12,Subdivision Design and Improvements, Chapter 50, Streets, Table 12-1: Minimum Street Right-of-Way Width, 40 ft. right-of-way required, 30 ft. requested.

Purpose: To allow a 30 ft. right-of-way along W. 141st Avenue.

approved_____ denied_____deferred_____ vote_____

7. **26-W-15 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located as above.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12,Subdivision Design and Improvements, Chapter 80, Sidewalks, Sidewalks are required on interior and perimeter streets in all major subdivisions.

Purpose: To allow to allow a major subdivision without sidewalks along existing public roads (Clark Street and W.141st Avenue).

approved_____ denied_____deferred_____ vote_____

8. **26-PS-08 PC – Andy James, Owner/Petitioner – Clark Street Ridge**
Located as above

Request: Primary Approval

Purpose: Subdivision (5 lots)

approved_____ denied_____deferred_____ vote_____

9. **26-SE-07 BZA – Denis and Claire Sullivan, Owners/Petitioners**
Located approximately 3/10 of a mile north of W. 165th Avenue on the east side of Sheffield Street, a/k/a 16215 Sheffield Street in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, (A), Agricultural and Residential District Use Table 2-2: Agricultural and Residential District Use Regulations; Uses permitted in an A-1 (Agricultural) Zone by Special Exception, Agritourism.

Purpose: To allow Agritourism uses.

favorable_____ unfavorable_____deferred_____ vote_____

IX. Study Session

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.

1. **26-SS-17 PC – Gordon Segel and Clari Wechter, Owners/Petitioners**
Located approximately 4/10 of a mile north of W. 129th Avenue on east side of Grant Street (Indiana 55), a/k/a 12619 Grant Street (Indiana 55) in Center Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions

Purpose: To allow a pond.

2. **26-SS-18 PC – United States Cold Storage, In., 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: Study Session pursuant to Title 154-17-030, Zoning Map Amendment, Chapter C. Pre-Application Meetings and Study Sessions.

Purpose: To amend an existing Planned Industrial Center (PIC) district rezoning plan to include modification of the Trailer Parking Lot, building additions, a pole barn and Ground Mounted Solar Panels.

3. **26-SS-19 PC – Lake Ridge Fire Protection District, Owner/Petitioner**
Located at the southeast quadrant at the intersection of W. 47th Avenue and Taft Street, a/k/a 4735 Taft Street also located at the southwest quadrant at the intersection of W. 47th Avenue and Roosevelt Place in Calumet Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions.

Purpose: To allow sleeping quarters for Emergency Medical Services personnel.

X. Site Development Plans Approved by Plan Commission

XI. Site Development Plans Approved by Staff

1. **26-SDP-16 PC – Aldi (Indiana) L.P., Owner and Warner Energy, LLC, Petitioner**
Located at the southeast quadrant at the intersection of W. Ridge Road and Calhoun Street, a/k/a 5995 W. Ridge Road.

Purpose: Aldi Roof Mounted Solar Panels.

XII. Public Comment