

AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JUNE 17, 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**
 - 1. **26-ZC-02 PC – Tyler Jabaay – Jabaay Ventures, LLC, Owner and Vis Law, Petitioner**
Located at the northwest quadrant at the intersection of W. 45th Avenue and Hayes Street and located at the northeast and northwest quadrants at the intersection of W. 44th Avenue and Hayes Street in Calumet Township.

Request: Zone Change from R-3 (One to Four-Family Zone) and B-2 (Rural Business Zone to B-3 (General Business Zone)

Purpose: To allow a proposed landscaping business.

4/15/2026 Deferred by Plan Commission
5/20/2026 Deferred by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

2. 26-W-05 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John’s Self Storage Unincorporated Lake County

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

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.

5/20/2026 Deferred by Plan Commission

approved _____ denied _____ deferred _____ vote _____

3. 26-PS-03 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)

5/20/2026 Deferred by Plan Commission

approved _____ denied _____ deferred _____ vote _____

4. 26-SE-03 BZA – Minerva Moya, Owner/Petitioner

Located approximately 8/10 of a mile south of W. 197th Avenue on the east side of State Line Road, a/k/a 20407 State Line Road 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; Agritourism permitted in an A-1 (Agricultural Zone) by Special Exception.

Purpose: To allow Agritourism-Agritainment uses.

5/20/2026 Deferred by Plan Commission – Remonstrator’s Request.

favorable _____ unfavorable _____ deferred _____ vote _____

VIII. New Business

1. 26-XP-01 PC – Michael and Amanda Stevens, Owners/Petitioners – Pasture Paradise

Located approximately 2/10 of a mile west of County Line Road on the south side of E. 137th Avenue, a/k/a 9311 E. 137th Avenue in Winfield Township.

Request: One (1) year Extension of Primary Plat Approval of Pasture Paradise.

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

approved _____ denied _____ deferred _____ vote _____

2. **26-W-06 PC – Trkulja Properties, LLC, Owner/Petitioner – Trkulja Subdivision**
Located approximately 2/10 of a mile south of W. 113th Avenue on the east side of US 41 (Wicker Blvd.), a/k/a 11429 Wicker Boulevard in Hanover 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 _____

3. **26-PS-04 PC – Trkulja Properties, LLC, Owner/Petitioner – Trkulja Subdivision**
Located as above

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved _____ denied _____ deferred _____ vote _____

4. **26-W-07 PC – Daniel Dadlow, Owner/Petitioner – Dadlow Subdivision**
Located approximately 2/10 of mile west of White Oak Street on the south side of W. 173rd 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 with lots that exceed the depth to width ratio of 3.5 to 1.

approved _____ denied _____ deferred _____ vote _____

5. **26-W-08 PC – Daniel Dadlow, Owner/Petitioner – Dadlow Subdivision**
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 flag shaped lots.

approved _____ denied _____ deferred _____ vote _____

6. **26-PS-05 PC – Daniel Dadlow, Owner/Petitioner – Dadlow Subdivision**
Located as above.

Request: Primary Approval

Purpose: Subdivision (3 lots)

approved _____ denied _____ deferred _____ vote _____

7. **26-W-09 PC – Jonathan and Brooke Dyke, Owners/Petitioners – Dyke Estates**
Located approximately 3/10 of a mile north of W. 161st Avenue on the east side of Hendricks Street, a/k/a 15773 Hendricks Street in Cedar Creek Township.

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 flag shaped lots.

approved _____ denied _____ deferred _____ vote _____

8. **26-PS-06 PC – Jonathan and Brooke Dyke, Owners/Petitioners – Dyke Estates**
Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved _____ denied _____ deferred _____ vote _____

9. **26-W-10 PC – Dion and Charity Viola, Owners/Petitioners – Viola Estates**
Located approximately 2/10 of a mile east of Montgomery Street on the north side of E. 157th Avenue, a/k/a 7482 E. 157th Avenue in Winfield Township.

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 _____

10. **26-PS-07 PC – Dion and Charity Viola, Owners/Petitioners – Viola Estates**
Located as above.

Request: Primary Approval

Purpose: Subdivision (3 lots)

approved _____ denied _____ deferred _____ vote _____

11. **AN ORDINANCE TO AMEND** the Unincorporated Lake County Unified Development Ordinance, County of Lake, State of Indiana, adopted June 13, 2023 specifically to amend **Title 154**, Unified Development Ordinance 2560; **Article 17** Review and Approval Procedures; **Chapter 90**, Site Plans, **Appendix 7**, Specifications for Plats and Plans, **Subsection F, Item 10**, Lighting Plan to add additional requirements for lighting.

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-11 PC – STP Holdings, LLC, Owner/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: 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 (Residential One to Four-dwelling Zone) to B-3 (General Business Zone).

Purpose: To allow commercial storage.

X. Site Development Plans Approved by Plan Commission

1. 25-SDP-14 PC – Eagle Rock Land Company, LLC, Owner and Longspur Energy Storage, LLC, Petitioner

Located approximately 2/10 of a mile west of Clay Street on the south side of E. 181st Avenue (State Road 2), a/k/a 4239 E. 181st Avenue in Eagle Creek Township.

Purpose: Battery Energy Storage System Facility – Extension of Site Development Plan Approval – Approved by Plan Commission July 16, 2025.

approved _____ denied _____ deferred _____ vote _____

2. 26-SDP-09 PC – Sovereign Development, Owner/Petitioner

Located approximately 4/10 of a mile south of 109th Avenue on the east side of US 41 (Wicker Boulevard) in Hanover Township.

Purpose: Self-Storage Facility, Outdoor Storage/Vaults, and Uncovered Boat and RV Storage.

approved _____ denied _____ deferred _____ vote _____

XI. Site Development Plans Approved by Staff

XII. Public Comment