

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, AUGUST 19, 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-FS-04 – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's An Addition to Lake County Indiana**

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: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____
 - 2. 26-FS-05 – Jonathon 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: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

3. 26-SE-04 BZA – Danielle Rhinehart, Owner/Petitioner

Located approximately 3/10 of a mile south of W. 117th Avenue on the west side of White Oak Street, a/k/a 11880 White Oak Street in Hanover Township.

Request: A 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 Districts Use Table; Table 2-2 Agricultural and Residential District Use Regulations; Two-unit house in an A-1 (Agricultural Zone), Special Exception Approval Required.

Purpose: To allow a Two-unit house in an A-1 (Agricultural Zone).

favorable_____unfavorable_____deferred_____vote_____

4. 26-SE-05 BZA – Silver Rock Holdings, LLC, Owner and Schilling Development, Petitioner

Located approximately 3/10 of a mile south of W. 143rd Avenue on the west side of Wicker Boulevard (US41), a/k/a 14520 Wicker Boulevard in Hanover Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose: To allow the deposit of solid fill.

favorable_____unfavorable_____deferred_____vote_____

5. 26-XSE-02 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_____

6. **LAKE COUNTY PLAN COMMISSION consideration of Resolution No. 003-2026 and associated Economic Development Plan for the I-65 and SR 2 Interchange Economic Development Area**

This Economic Development Plan and associated documents was forwarded from the Lake County Redevelopment Commission on July 16, 2026.

Request: Approval of Declaratory Resolution No. 003-2026 of the Lake County Redevelopment Commission.

Purpose: To institute an Economic Development Area and associated Allocation Area at or about the intersection of I-65 and State Road #2.

approved_____ denied_____ modified_____ 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.

2. **26-SS-12 PC – Briana and Ryan Sterling, Owners and Joe and Kathy Judge, Petitioners**

Located approximately 2/10 of a mile north of W. 165th Avenue on the west side of Parish Street, A/k/a 16468 Parrish Street in West Creek Township.

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

Purpose: To allow a two-unit house on an A-1 zoned property greater than one acre.

3. **26-SS-15 PC – Northern Indiana Public Service Company, LLC, Owner/Petitioners**

Located at the northwest quadrant at the intersection of E. 181st Avenue (State Road 2) and Clay Street, a/k/a 18096 Clay Street in Eagle Creek Township.

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

Purpose: To allow a High-Voltage Electric Substation.

4. 26-SS-16 PC – Denis and Claire Sullivan, Owner/Petitioners

Located approximately 3/10 of a mile north of W. 165th Avenue on the east side of Sheffield Avenue, a/k/a 16215 Sheffield Avenue in West Creek Township.

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

Purpose: To allow Agritourism.

X. Site Development Plans Approved by Plan Commission

XI. Site Development Plans Approved by Staff

XII. Public Comment

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 26-FS-04

Date: August 19, 2026

Parcel number: 45-19-06-101-001.000-037

GENERAL INFORMATION:

Owner: 15205 Wicker Ave, LLC

Petitioner: 15205 Wicker Ave, LLC

Request: Secondary Approval – **Uncle John’s Flea Market & Storage**

Purpose : Subdivision (2 lot)

Location: Located approximately one mile west of White Oak on the north side of 151st Avenue in West Creek Township.

Size: 20.16 Acres

Existing Zoning and Land Use: B-3 & CDD; Uncle John’s Flea Market

Surrounding Zoning and Land Use:
North: R-3; Residential
East: R-1; Residential
South: B-2 & R-3; Commercial – Redbud Landscaping
West: R-3; US 41, Farmland

Comprehensive Plan: This property is targeted for Commercial / Office & Agricultural use

AGENCY COMMENTS:

Health: Approved

Highway: See attached letter dated July 7, 2026

Surveyor: Recommends approval

Soils and Water Conservation District:

See attached Secondary Plat review dated 7/10/26

BACKGROUND INFORMATION:

The petitioners are seeking Secondary Plat Approval.

All agency approvals appear to be positive for approving this development for secondary plat approval.

ANALYSIS:

Compliance with Comprehensive Plan:

This property is targeted for Commercial / Office & Agricultural use

Compatibility with Neighborhood:

The surrounding area is primarily Residential and Agricultural in nature

Environmentally Sensitive Areas:

None.

Traffic implications:

None as noted by the LC Highway Department

Access and street design:

N/A

Stormwater management / Infrastructure Fees: N/A

DEFICIENCIES AND DISCREPANCIES:

N/A

ATTACHMENTS:

1. Uncle Johns Secondary Plat
2. GIS Aerial
3. Proposed Land Use Map
4. Zoning Map
5. LC Highway Department Letter (7/7/2026)
6. LC Surveyor's Department Letter (7/14/2026)
7. LC Soil and Water Review of Secondary Plat.



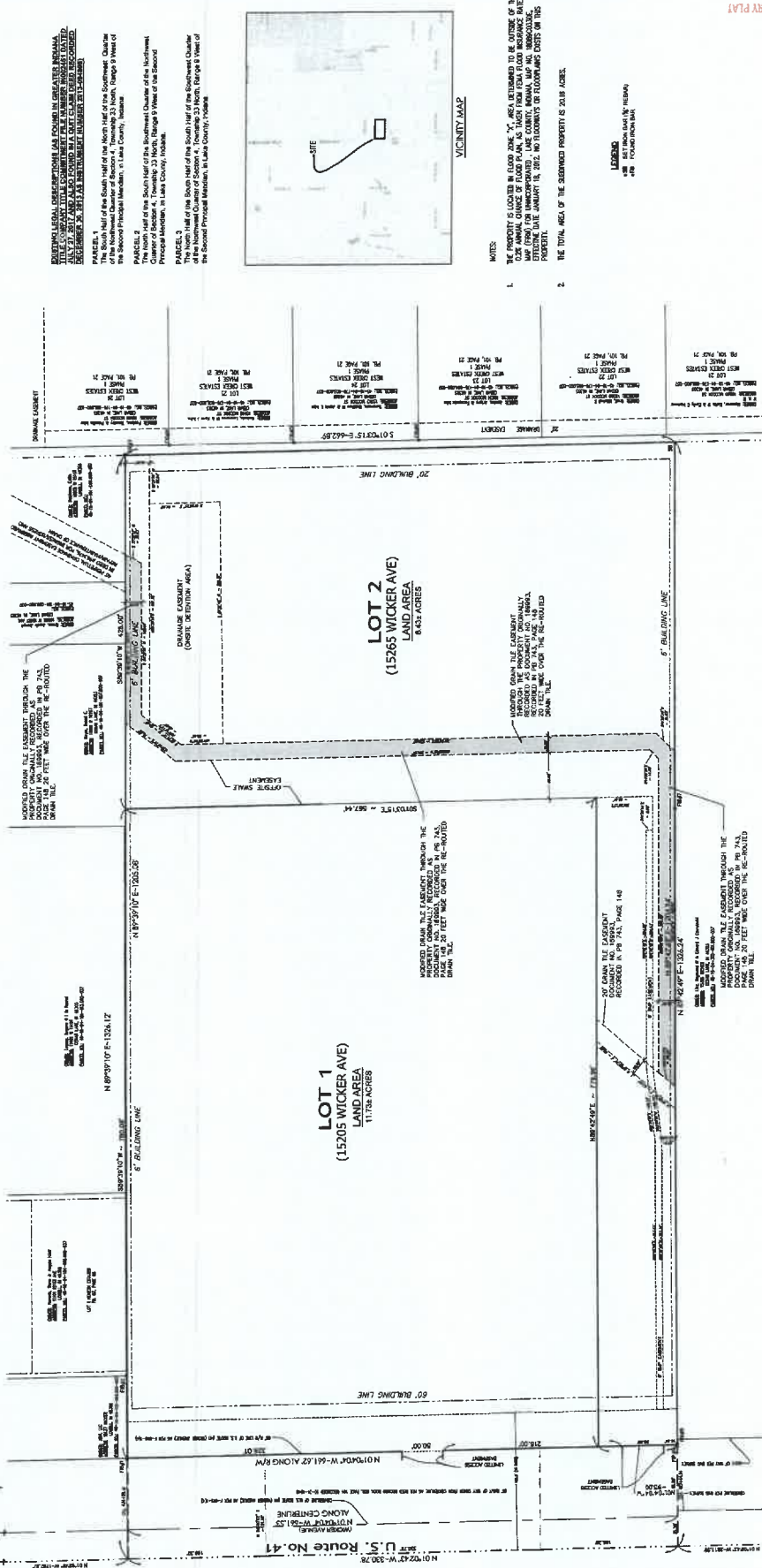
UNCLE JOHN'S
AN ADDITION TO LAKE COUNTY, INDIANA
LYING IN THE SW. 1/4 OF THE NW. 1/4 SECTION 4-33-9

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNCIE, INDIANA 46821
TEL. NO. (317) 896-0810
WEBSITE: WWW.TORRENGA.COM

UNCLE JOHN'S
AN ADDITION TO LAKE COUNTY
INDIANA
SECONDARY PLAT

DATE: 02-24-2024
REVISIONS:
02-22-2024
02-20-2024
02-19-2024
02-18-2024

SCALE: 1"=60'
JOB NO: 2022-2021
SHEET 1 OF 1
CLIENT: Uncle John's, LLC
2242 45th St.
Muncie, IN 46821



PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

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PLAT NO. 2022-2021

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JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

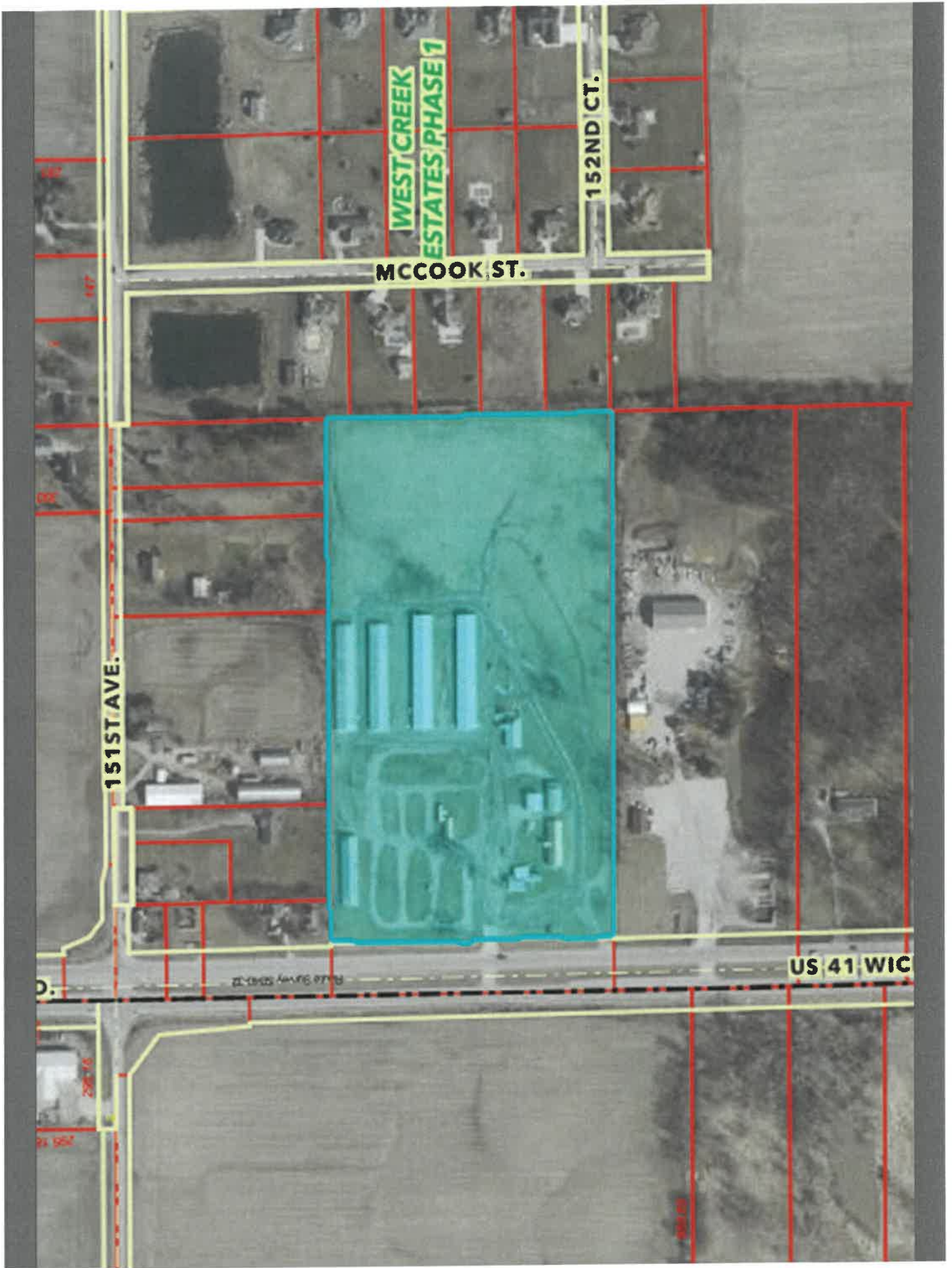
PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021

PLAT COMMISSION
JUN 9 2024
PLAT NO. 2022-2021



Proposed Land Use

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other

Proposed Land Use

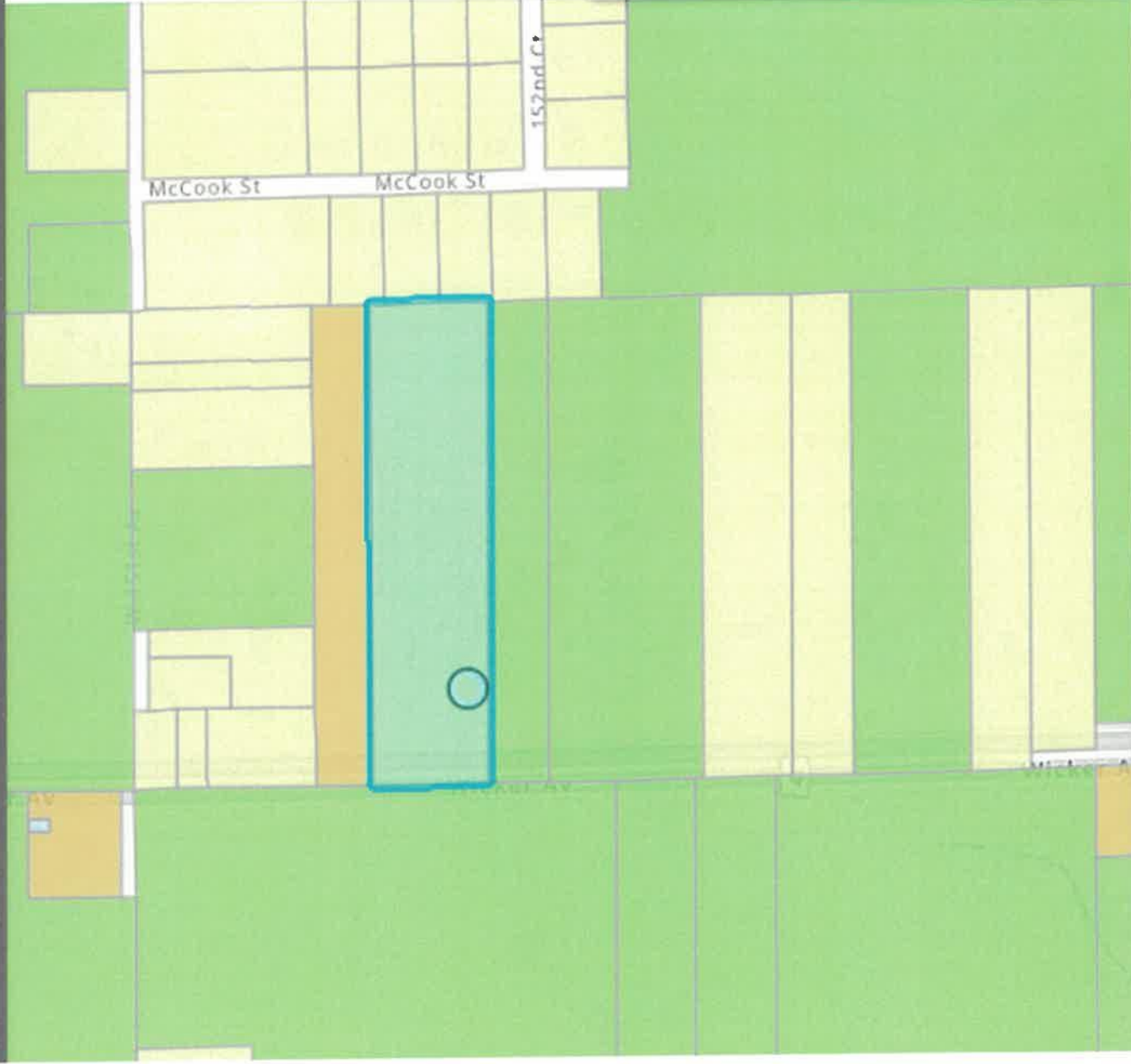
PIN: 45-19-04-151-011.000-037

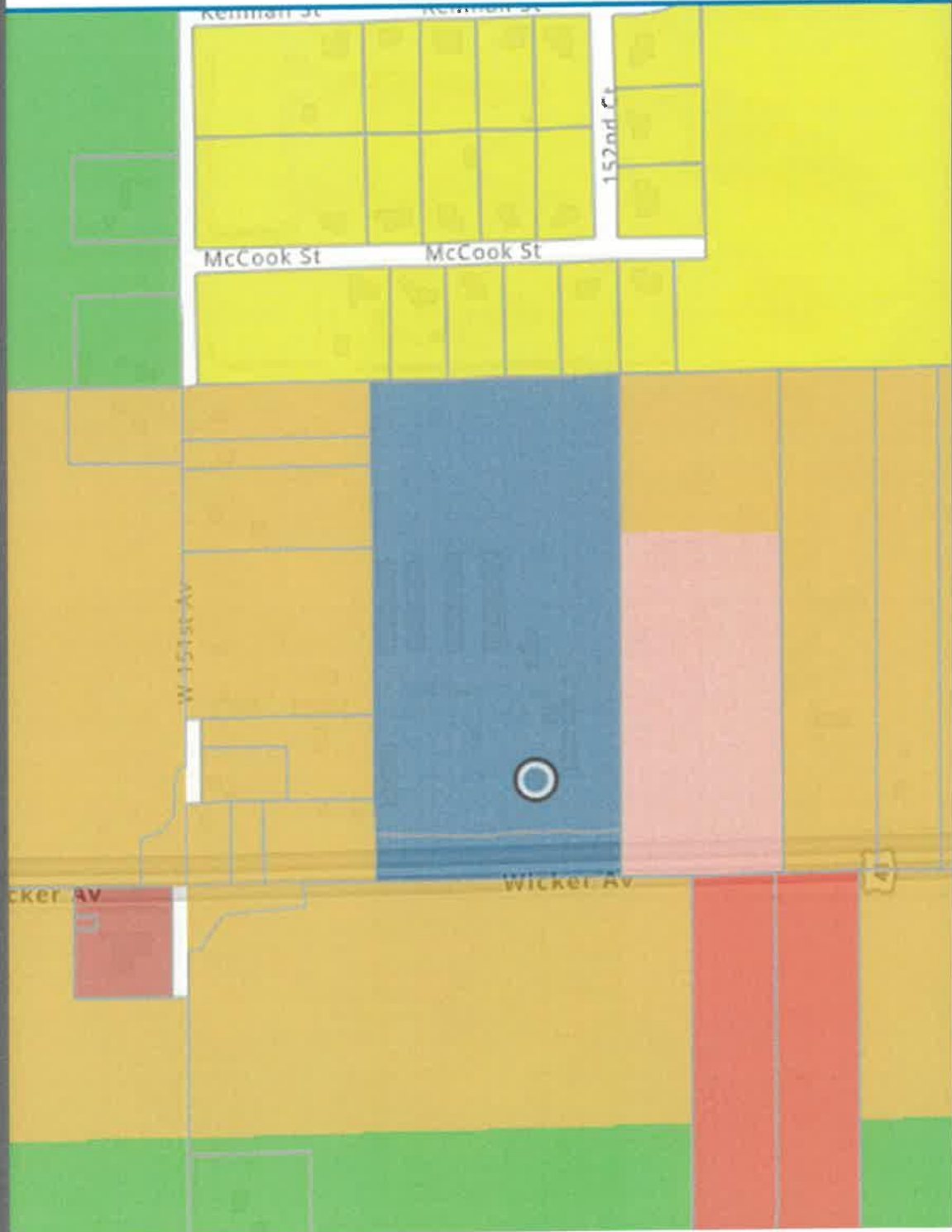
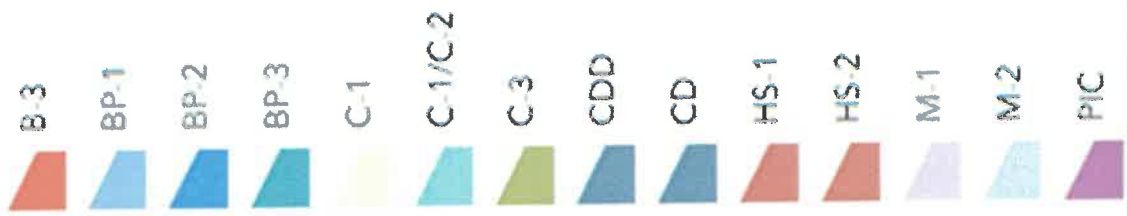
Address: 15205 WICKER

City: LOWELL

Existing Land Use: Commercial

Proposed Land Use: Commercial/Office







Lake County Highway Department

Duane A. Alverson, P.E.
Engineer

1100 E. Monitor Street
Crown Point, Indiana 46307
Phones: 219-663-0525
Fax: 219-662-0497
Email: alverda@lakecountyin.org

July 7, 2026

Lake County Plan Commission
Lake County Government Center
2293 North Main Street
Crown Point, IN 46307

ATTN: Steve Nigro, Planning and Building Administrator

RE: Secondary Plat – Uncle John's Flea Market & Storage
15205 Wicker Ave
Cedar Lake, IN, 46303

Dear Mr. Nigro,

The Lake County Highway Department has reviewed the Secondary Plat submitted for Uncle John's Flea Market & Storage, and offers the following comments:

Please refer to comments from Primary Plan: As long as the Off-Site water is be accommodated in accordance with Lake County Drainage Ordinance requirements I have no further comments.

If you have any questions, please contact me.

Respectfully Submitted,

Duane A. Alverson 

Duane A. Alverson
Engineer





Office of the Lake County Surveyor

Lake County Government Center • 2293 North Main Street • Crown Point, Indiana 46307
Phone: (219) 755-3745 • Fax: (219) 755-3750

Bill Emerson, Jr., P.E.
County Surveyor

July 14, 2026

Ned Kovachevich
Director, Lake County Plan Commission
2293 North Main Street
Crown Point, IN 46307

Re: LCSO #22-033 Uncle John's Self Storage-Secondary Plat
Recommendation for Consideration of Approval of Secondary Plat

Dear Ned:

The Lake County Surveyor's Office recommends consideration of approval of the above-captioned matter, based on the review by the Surveyor's Office consultant Frank Stewart, PE, of DLZ, whose review is attached hereto and which this Office adopts and incorporates as its own.

Based upon that review, the above-captioned project complies with Lake County Ordinance 1500A and is recommended for approved. The recommendation for approval is based upon the initial plans, responses to comments (as applicable), and any revised plans for the above-captioned project (as applicable) at the direction of the Lake County Surveyor, and the review by the consultant to the Lake County Surveyor's Office, whose review this Office adopts as its own. The review was primarily conducted with consideration to the overall project release rate and water quality practices.

The final drawing(s) provided to the Lake County Surveyor's Office with respect to this project are consistent with the previously reviewed drawings and provide satisfactory easement language. The LCSO recommends consideration for approval.

Thank you for your attention and consideration. Should you have any questions, please contact me.

Respectfully,

/s/Clifford E Duggan, Jr

Clifford E Duggan, Jr, JD
MS4 Coordinator

Cc: Bill Emerson, Jr, PE, Lake County Surveyor
Dan Gossman, Senior Drainage Administrator
Chris Brown, Assistant Drainage Administrator
Frank Stewart, DLZ, Lake County Surveyor consultant



INNOVATIVE IDEAS
EXCEPTIONAL DESIGN
UNMATCHED CLIENT SERVICE

FACSIMILE / EMAIL TRANSMISSION COVER SHEET

Date: July 14, 2026
To: Cliff Duggan
Organization: Lake County Surveyor's Office
Phone: 219-755-3745
Fax: 219-755-3750
From: Frank Stewart

Number of Pages Transmitted Including This Page: 1

If there is any difficulty encountered with this transmission, please call (219) 836-5884

Project: Uncle John's Self Storage – Owner Revisions
LCSO # 22-033
Subject: Drainage review of above reference project

Dear Cliff,

DLZ Indiana, LLC (DLZ) has reviewed the initial plans, response to comments, revised plans and the Secondary Plat for the above referenced project at the direction of the Lake County Surveyor's Office (LCSO). The review was requested to determine compliance with the Lake County Ordinance 1500A (the Ordinance). The review was primarily conducted with consideration to the overall project release rate and water quality practices.

DLZ concludes the final plans, studies / reports and responses provided to DLZ with respect to this project will satisfactorily meet the ordinance standards when constructed. DLZ recommends consideration for approval.

22-033
1386



Lake County Soil and Water Conservation District

2291 North Main Street - Crown Point, IN 46307-4848 - 219-663-7042

Secondary Plan

TO: Lake County Plan Commission

DATE: 7/10/2026

RE: Plat Review of: Uncle John's Flea Market & Storage

Sketch Plat: 1/13/26
Primary Plat: 3/2/26
Secondary Plat: 6/29/26

Civil Township : West Creek
Total Acres: 20.158

SOILS INFORMATION:

Lake County Soil Survey Sheet # 45
Soils: **El, Pc, MaB2**

Prime Farmland: Are there soils classified as prime farmland by the USDA Natural Resources Conservation Service?

- ☒ Yes Soils: **El, Pc, MaB2**
☐ No

Sanitary Facilities: Are there soils that have limitations for conventional septic systems as described in the Lake County Soil Survey?

- ☒ Yes Wetness:
☐ No Wetness, Percs Slowly: **El, MaB2**
Wetness, Percs Slowly, Slope:
Wetness, Poor Filter:
Ponding:
Ponding, Percs Slowly: **Pc**
Ponding, Poor Filter:
Poor Filter:
Percs Slowly:
Slope, Poor Filter:

Building Sites: Are there soils that have limitations for conventional building sites as described in the Lake County Soil Survey?

- ☒ Yes Wetness: **El**
☐ No Ponding: **Pc**
Shrink-swell: **MaB2**
Wetness, Shrink-Swell:
Wetness, Shrink-Swell, Slope:
Ponding, Shrink-swell:
Ponding, Low Strength:
Slope:
Wetness, Slope:

Roads & Streets: Are there soils that have limitations for roads and streets as described in the Lake County Soil Survey?

☒ Yes

☐ No

Ponding:

Ponding, Frost Action:

Ponding, Frost Action, Low Strength: **Pc**

Ponding, Shrink-swell, Low Strength:

Frost Action:

Frost Action, Low Strength: **El, MaB2**

Frost Action, Shrink-swell:

Wetness:

Wetness, Frost Action:

Wetness, Slope:

Slope:

Low Strength, Slope:

Low Strength:

WETLANDS:

Hydric Soils: Are there hydric (wet) soils on the site?

☒ Yes

☐ No

Soils: **Pc**

Do the U.S. Fish and Wildlife Service National Wetlands Inventory Maps indicate wetlands on the site?

☐ Yes

☒ No

Quadrangle Map: # **12 Lowell**

(If yes, a permit may be needed from the U.S. Army Corps of Engineers Chicago Field Office 312.846.5530 and/or the Indiana Department of Environmental Management, Office of Water Quality, 317.233.8488. U.S. Fish and Wildlife Service National Wetland Inventory Maps are available at <https://www.fws.gov/wetlands/>.)

EROSION CONTROL:

Is an Erosion and Sediment Control Plan required?

☒ Yes

☐ No

327 IAC 15-5 Storm Water Run-off Associated with Construction Activity Permit

(commonly referred to as CSGP - Construction Stormwater General Permit, previously known as Rule 5)

For more information or to obtain an Information Compliance Packet, contact the Lake County Soil and Water Conservation District Office at 219.663.7042; Indiana Department of Environmental Management Storm Water Permits Desk, 800.451.6027 or <https://www.in.gov/idem/stormwater/>.

☒ Yes

☐ No

Lake County Surveyor's Office

For more information in regard to Lake County's Stormwater Management Ordinance or to obtain an Information Compliance Packet, contact the Lake County Stormwater Department located in the Lake County Surveyor's Office.

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 26-FS-05

Date: August 19, 2026

Parcel number: 45-20-07-226-003.000-007

GENERAL INFORMATION:

Owner: Jonathan and Brooke Dyke

Petitioner: Jonathan and Brooke Dyke

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

Location: 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.

Size: 29.11 Acres

Existing Zoning and Land Use: RR (Rural Residential) Ord. No. 2594

Surrounding Zoning and Land Use:

North: A-1; Woodland

South: A-1; Single-Family Residential / Hobby Farm

East: A-1 and RR (Ord # 2546); Lake and lots 3 and 4 of Bill and Kriston Estates Subdivision (undeveloped)

West: A-1: Single-Family Residence (small parcels 0.5+ acres to 1.2 acres)

Comprehensive Plan: Agriculture

AGENCY COMMENTS:

Health: Approved.

Highway: See attached letters dated July 13 and May 6, 2026

Surveyor: See attached letter dated July 14, 2026

Soils and Water Conservation District: See attached Secondary Plat review dated 7/10/2026

BACKGROUND INFORMATION:

The petitioners are seeking Secondary Subdivision Plat Approval for a two (2) lot residential subdivision.

The two (2) lot being created on the subject 29.11 acres will create a development density of 0.07 units per acre.

The subject parcel was rezoned from A-1 to RR to allow for a two (2) lot residential subdivision. The Plan Commission provided a favorable recommendation at the December 17, 2025 meeting.

ANALYSIS:

Compliance with Comprehensive Plan: Comprehensive land use plan identifies this parcel as Agricultural

Compatibility with neighborhood: There are several single-family residential properties across the street (west) smaller in size (0.5 + - 1.2 acres) than the minimum lot sizes permitted in the requested RR zone (4.5 acres).

Environmentally Sensitive Areas: Property contains Wetlands and Special Flood Hazard Areas. It appears that these areas can be avoided to created the proposed two (2) subdivision and have then delineated on the subdivision plats.

Traffic implications: None noted.

Access and street design: Each lot will have its own independent driveway.

Stormwater management / Infrastructure Fees: Overland flow to existing lake.

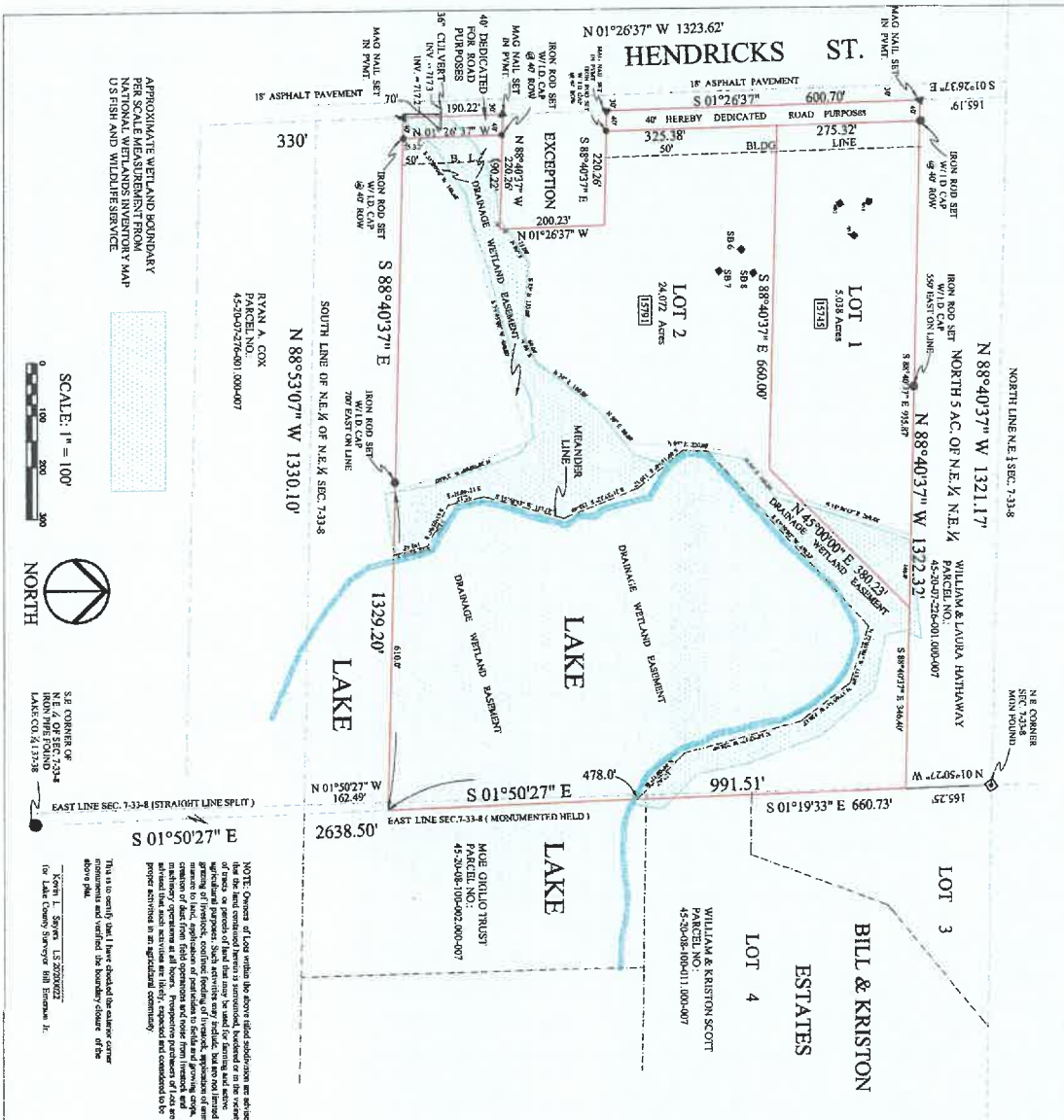
DEFICIENCIES AND DISCREPANCIES:

None

ATTACHMENTS:

1. Dyke Estates Secondary Plat
2. GIS Aerial
3. Proposed Land Use Map
4. Zoning Map
5. Highway Department Letter (May 6, and July 13, 2026)
6. L.C. Surveyor's Letter (July 14, 2026)
7. L.C. Soils and Water Review (7/10/2026)

DYKE ESTATES

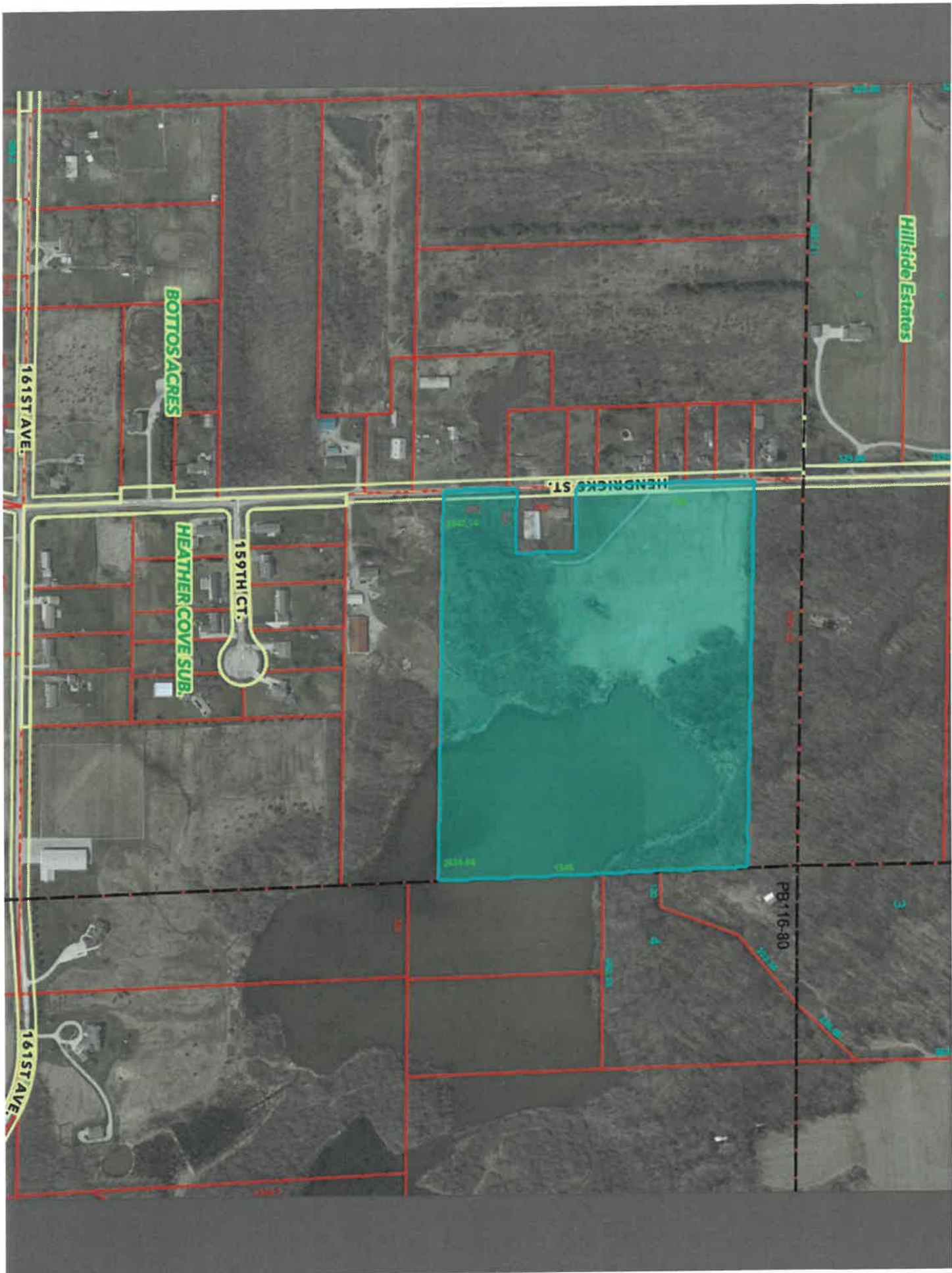


NOTE: Copies of this plat within the above field subdivision are subject to the same conditions as the original. The plat is a true and correct copy of the original as recorded in the County Clerk's Office. The plat is subject to the same conditions as the original. The plat is subject to the same conditions as the original.

DEED OF DEDICATION: Jonathan Dyke and Brooke Dyke, owners of the real estate shown and located in the County of Lake, State of Indiana, do hereby dedicate to the County of Lake, State of Indiana, the real estate shown and located in the County of Lake, State of Indiana, for the purpose of creating a public road and waterway. The dedication is made for the purpose of creating a public road and waterway. The dedication is made for the purpose of creating a public road and waterway.

DEED OF DEDICATION: Jonathan Dyke and Brooke Dyke, owners of the real estate shown and located in the County of Lake, State of Indiana, do hereby dedicate to the County of Lake, State of Indiana, the real estate shown and located in the County of Lake, State of Indiana, for the purpose of creating a public road and waterway. The dedication is made for the purpose of creating a public road and waterway. The dedication is made for the purpose of creating a public road and waterway.



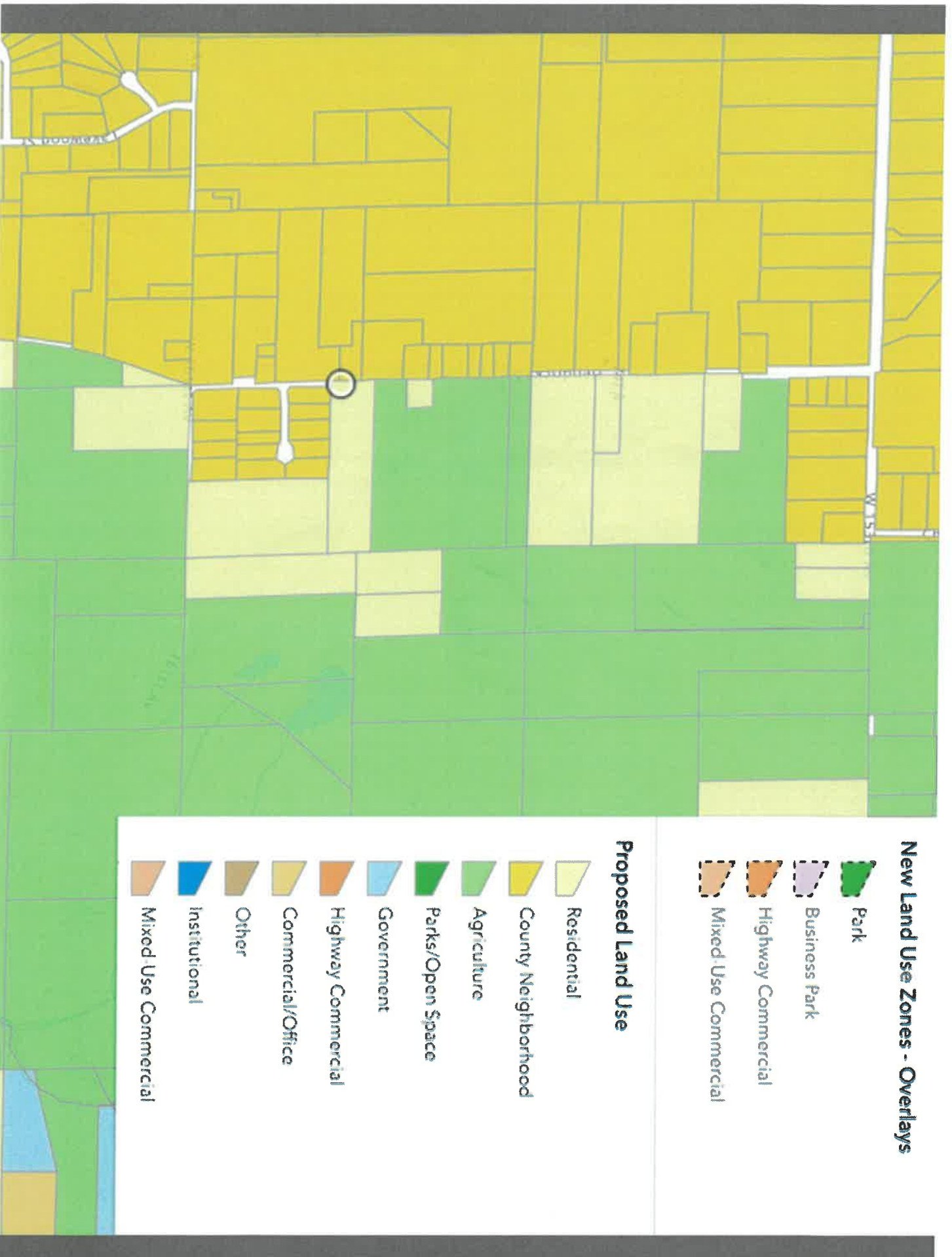


New Land Use Zones - Overlays

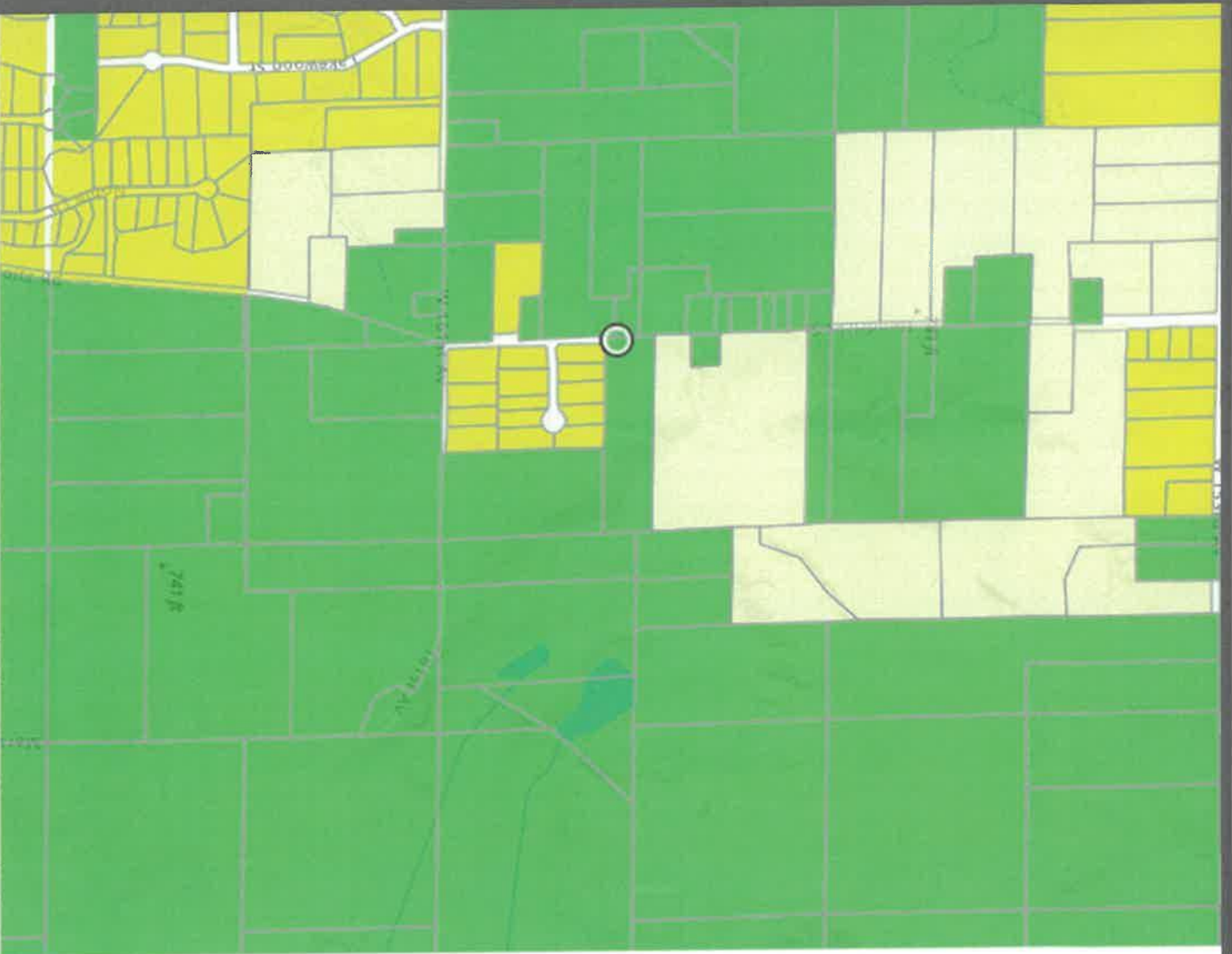
-  Park
-  Business Park
-  Highway Commercial
-  Mixed-Use Commercial

Proposed Land Use

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed-Use Commercial



Zoning Breakdown





Lake County Highway Department

Duane A. Alverson, P.E.
Engineer

1100 E. Monitor Street
Crown Point, Indiana 46307
Phones: 219-663-0525
Fax: 219-662-0497
Email: alverda@lakecountyin.org

May 6, 2026

Lake County Plan Commission
Lake County Government Center
2293 North Main Street
Crown Point, IN 46307

ATTN: Steve Nigro, Planning and Building Administrator

RE: **Primary Plat – Dyke Estates**
15773 Hendricks St
Lowell, IN, 46356

Dear Mr. Nigro:

The Lake County Highway Department has reviewed the **Primary Plat** submitted for **Dyke Estates**, and offers the following comments:

1. Shoulder to be graded such that water flows away from road.
2. The proposed garage on Lot 2 is shown built over the 50' building line.
3. In the Site & Drainage Plan, the road ROW is shown as only 30' on the south side of the lot. Please confirm 40' ROW.

If you have any questions, please contact me.

Respectfully Submitted,

Duane A. Alverson 

Duane A. Alverson
Engineer





Lake County Highway Department

Duane A. Alverson, P.E.
Engineer

1100 E. Monitor Street
Crown Point, Indiana 46307
Phones: 219-663-0525
Fax: 219-662-0497
Email: alverda@lakecountyin.org

July 13, 2026

Lake County Plan Commission
Lake County Government Center
2293 North Main Street
Crown Point, IN 46307

ATTN: Steve Nigro, Planning and Building Administrator

RE: **Secondary Plat – Dyke Estates**
15773 Hendricks St
Lowell, IN, 46356

Dear Mr. Nigro:

The Lake County Highway Department has reviewed the Secondary Plat submitted for Dyke Estates, and offers the following comments:

Please refer to comments on Primary.

If you have any questions, please contact me.

Respectfully Submitted,

Duane A. Alverson

MA

Duane A. Alverson
Engineer





Office of the Lake County Surveyor

Lake County Government Center • 2293 North Main Street • Crown Point, Indiana 46307
Phone: (219) 755-3745 • Fax: (219) 755-3750

Bill Emerson, Jr., P.E.
County Surveyor

July 14, 2026

Ned Kovachevich
Director, Lake County Plan Commission
2293 North Main Street
Crown Point, IN 46307

Re: LCSO #26-003 Dyke Estates-Secondary Plat
Recommendation for Consideration of Approval of Secondary Plat

Dear Ned:

The Lake County Surveyor's Office recommends consideration of approval of the above-captioned matter, based on the review by the Surveyor's Office consultant Frank Stewart, PE, of DLZ, whose review this Office adopts and incorporates as its own.

Based upon that review, the above-captioned project complies with Lake County Ordinance 1500A and is recommended for approval. The recommendation for approval is based upon the initial plans, responses to comments (as applicable), and any revised plans for the above-captioned project (as applicable) at the direction of the Lake County Surveyor, and the review by the consultant to the Lake County Surveyor's Office, whose review this Office adopts as its own.

The final drawing(s) provided to the Lake County Surveyor's Office with respect to this project are consistent with the previously reviewed drawings and provide satisfactory easement language. The LCSO recommends consideration for approval.

Thank you for your attention and consideration. Should you have any questions, please contact me.

Respectfully,

/s/Clifford E Duggan, Jr

Clifford E Duggan, Jr, JD
MS4 Coordinator

Cc: Bill Emerson, Jr, PE, Lake County Surveyor
Dan Gossman, Senior Drainage Administrator
Chris Brown, Assistant Drainage Administrator
Frank Stewart, DLZ, Lake County Surveyor consultant



Lake County Soil and Water Conservation District

2291 North Main Street - Crown Point, IN 46307-4848 - 219-663-7042

Secondary Plan

TO: Lake County Plan Commission

DATE: 7/10/2026

RE: Plat Review of: **Dyke Estates**

Sketch Plat: 1/27/26
Primary Plat: 4/17/26
Secondary Plat: 6/25/26

Civil Township : **Creek Creek**
Total Acres: **29.11**
Acres Disturbed:

SOILS INFORMATION:

Lake County Soil Survey Sheet # 47

Soils: **Mo, OzaB, OzaC2, OzaD2, OzaE, Wa**

Prime Farmland: Are there soils classified as prime farmland by the USDA Natural Resources Conservation Service?

☒ Yes Soils: **Mo, OzaB**
☐ No

Sanitary Facilities: Are there soils that have limitations for conventional septic systems as described in the Lake County Soil Survey?

☒ Yes Wetness:
☐ No Wetness, Percs Slowly: **OzaB, OzaC2**
Wetness, Percs Slowly, Slope: **OzaD2, OzaE**
Wetness, Poor Filter:
Ponding:
Ponding, Percs Slowly: **Mo**
Ponding, Poor Filter:
Poor Filter:
Slight:
Slope, Poor Filter: **Wa**

Building Sites: Are there soils that have limitations for conventional building sites as described in the Lake County Soil Survey?

☒ Yes Wetness:
☐ No Ponding: **Mo**
Shrink-swell:
Slight:
Wetness, Shrink-Swell: **OzaB**
Wetness, Shrink-Swell, Slope: **OzaC2, OzaD2, OzaE**
Ponding:
Ponding, Low Strength: **Wa**
Slope:
Wetness, Slope:

Roads & Streets: Are there soils that have limitations for roads and streets as described in the Lake County Soil Survey?

- ☒ Yes Ponding:
☐ No Ponding, Frost Action: **Wa**
Ponding, Frost Action, Low Strength: **Mo**
Ponding, Shrink-swell, Low Strength:
Frost Action:
Frost Action, Low Strength:
Frost Action, Shrink-swell:
Wetness:
Wetness, Frost Action:
Wetness, Slope:
Slope:
Low Strength, Slope: **OzaD2, OzaE**
Low Strength: **OzaB, OzaC2**

WETLANDS:

Hydric Soils: Are there hydric (wet) soils on the site?

- ☒ Yes Soils: **Mo, Wa**
☐ No

Do the U.S. Fish and Wildlife Service National Wetlands Inventory Maps indicate wetlands on the site?

- ☒ Yes Quadrangle Map: **#12 Lowell**
No

(If yes, a permit may be needed from the U.S. Army Corps of Engineers Chicago Field Office 312.846.5530 and/or the Indiana Department of Environmental Management, Office of Water Quality, 317.233.8488. U.S. Fish and Wildlife Service National Wetland Inventory Maps are available at <https://www.fws.gov/wetlands/>.)

EROSION CONTROL:

Is an Erosion and Sediment Control Plan required?

- ☒ Yes **327 IAC 15-5 Storm Water Run-off Associated with Construction Activity Permit**
☐ No (commonly referred to as CSGP - Construction Stormwater General Permit, previously known as Rule 5)
For more information or to obtain an Information Compliance Packet, contact the Lake County Soil and Water Conservation District Office at 219.663.7042; Indiana Department of Environmental Management Storm Water Permits Desk, 800.451.6027 or <https://www.in.gov/idem/stormwater/>.

- ☒ Yes **Lake County Surveyor's Office**
☐ No *For more information in regard to Lake County's Stormwater Management Ordinance or to obtain an Information Compliance Packet, contact the Lake County Stormwater Department located in the Lake County Surveyor's Office.*

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-04

Date: August 19, 2026

Parcel number: 45-15-18-227-009.000-013

GENERAL INFORMATION:

Owner:

Danielle Rhinehart

Petitioner:

Danielle Rhinehart

Request:

A 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 Districts Use Table; Table 2-2 Agricultural and Residential District Use Regulations; Two-unit house in an A-1 (Agricultural Zone), Special Exception Approval Required.

Purpose:

To allow a Two-unit house in an A-1 (Agricultural Zone).

Location:

Located approximately 3/10 of a mile south of W. 117th Avenue on the west side of White Oak Street, a/k/a 11880 White Oak Street in Hanover Township.

Size:

3.28 acres

Existing Zoning and Land Use:

A-1 (Agricultural), Single Family Residence.

Surrounding Zoning and Land Use:

North: A-1 (Agricultural), Single Family Residence

East: R-1; Single-Family Residence

South: R-1; Single-Family Residence

West: A-1 (Agricultural), Single Family Residence

Comprehensive Plan:

This property is targeted for Residential use

AGENCY COMMENTS:

Health:	Approved
Highway:	No objections.
Surveyor:	No objections.

BACKGROUND INFORMATION:

The Petitioner is seeking a Special Exception allow a two-unit house with a 988~ square foot area. The UDO limits use on Agriculturally-zoned properties by requiring the issuance of a special exception. While not allowed by right in either RR or R-1 residentially-zoned properties, it is allowed by right in R-3 and R-5 zoning and allowed in R-2 under a special exception.

The existing residence has a floor area of 2,352 square-feet (excluding the attached garage, wood deck, and front porch). 49% of that area is 1152.48 square-feet.

The Petitioner is asking for a secondary suite to care for a family member who requires their immediate attention when at home, thus necessitating additional living space.

ANALYSIS:

Compliance with Comprehensive Plan:	This property is targeted for Residential uses.
Compatibility with neighborhood:	The surrounding area contains single family residences.
Environmentally Sensitive Areas:	None.
Traffic implications:	None.
Access and street design	N/A
Stormwater management / Infrastructure Fees:	N/A

DEFICIENCIES AND DISCREPANCIES:

None

ATTACHMENTS:

Site Plan, Findings of Fact, and Comp Plan

Findings of Fact

SPECIAL EXCEPTION

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall largely base their recommendation on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Special Exception. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because:

My parents are getting older and have
new an interest in medical concerns.
This requires my parents to need additional
assistance. My father is no longer able
to care for their home.

; and,

2. Approval of the Special Exception will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

We live on 3.28 acres, the addition will
be attached to our existing home, as
addition is not close to adjacent
properties.

; and,

3. Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because:

Being a nurse and the only daughter
who lives close to my parents I will
be able to care for them as they
age and provide a safe place for
them to live one that is surrounded
with love and support.



GLENN KRACHT ASSOCIATES
314 FAIRFIELD DRIVE
CROWN POINT, IN 46307
PHONE: (219) 661-8623 FAX: (219) 661-8945 glenkrachtassociates@gmail.com

SITE PLAN

PROPERTY ADDRESS:

11880 WHITE OAK AVENUE CEDAR LAKE, IN 46303



NORTH

SCALE: 1" = 40'



LEGAL DESCRIPTION:

Lot 25, Hanover Hill Unit 2 (being a subdivision of part of Hanover Hill Unit 1, and a Subdivision of part of Sections 17 and 18 in Township 34 North, Range 9 West), an Addition to Lake County, Indiana, as shown in Plat Book 45 page 103.

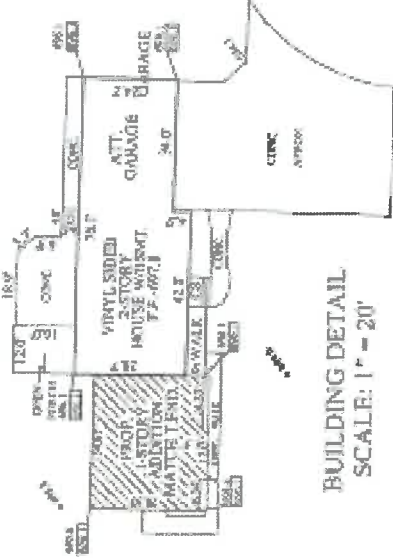
PARCEL NO.: 45-15-18-227-009-000-013



ELEVATION NOTE:
TOP OF FINISHED GRADE OF THE PROPOSED ADDITION
TO MATCH THE EXISTING ELEVATION TO MATCH
FINISH FLOOR ELEVATIONS TO MATCH

- LEGEND:
- EXISTING GRADE + 805.2
 - PROPOSED GRADE 805.1
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE FLOW
 - SILT FENCE
 - CONC. WASHOUT

SHEET 1 OF 2



BUILDING DETAIL
SCALE: 1" = 20'

ALL EXISTING AREAS TO BE FINAL GRADED
AND PROPOSED AREAS TO BE FINAL GRADED
RESPONSIBLE PARTY FOR PERSONS, PROPERTY,
AND ADJACENT PROPERTIES IS ADVISORY. REMAINING
CONSTRUCTION SHALL BE MAINTAINED TO
CONTACT STABILIZATION.

VERTICAL DATUM FOR ELEVATIONS
LARS NAVD83
EVERY VERTICAL DIMENSION SHALL
BE QUOTED IN METRIC UNITS (METERS)

PROPERTY IS LOCATED IN A PLANNED DEVELOPMENT
FOR THE YEAR 2000 TO 2010

CLIENT: ADVANCED SKYLINE HOMES INC.
NEW ADDITION:

JOSHUA & DANIELLE RHINEHART

DATE: JUNE 24, 2024; JULY 7, 2026

JOB NO.: 367293

I hereby certify that the property owner has approved the proposed addition as shown on the attached plan and that the same is in accordance with the provisions of the Indiana Subdivision Law, as amended, and that the same is in accordance with the provisions of the Indiana Building Code, as amended, and that the same is in accordance with the provisions of the Indiana Zoning Ordinance, as amended, and that the same is in accordance with the provisions of the Indiana Subdivision Law, as amended, and that the same is in accordance with the provisions of the Indiana Building Code, as amended, and that the same is in accordance with the provisions of the Indiana Zoning Ordinance, as amended.



Glenn Kracht
Professional Engineer No. 12345



STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-05

Date: August 19, 2026

Parcel numbers: 45-15-32-276-011.000-013

GENERAL INFORMATION:

Owner:

Silver Rock Holdings LLC

Petitioner:

Schilling Development

Requested Action:

Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose:

To allow the deposit of solid fill

Location:

Located approximately 3/10 of a mile south of W. 143rd Avenue on the west side of Wicker Boulevard (US 41), a/k/a 14520 Wicker Boulevard in Hanover Township.

Size:

9.6 acres (3.2 acre lot + 6.4 acre lot)

Existing Zoning and Land Use:

R-3; Residential

Surrounding Zoning and Land Use:

North: R-3; Residential

East: R-3; Residential

South: R-3; Residential

West: A-1; Agricultural

Comprehensive Plan:

This property is targeted for Agricultural use

AGENCY COMMENTS:

Health Department:

Approved

Highway:

Petitioner must inform department of number of trucks, weight of trucks, and routes for all solid fill transportation operations

Surveyor:

Recommends approval

BACKGROUND INFORMATION:

ANALYSIS:

The Petitioner is requesting a Special Exception to allow for an after-the-fact placement of solid fill of unknown constitution adjacent to a regulated drain pursuant to the development of a business park on residentially zoned property.

Schilling Development is currently in violation of the Plan Commission's ordinance for the deposit of solid fill, in that they have deposited fill in unknown quantities of unknown quality and makeup from multiple sources without an engineering plan or permits pursuant to a project that the subject property does not have the required zoning for.

This special exception is an attempt to correct this violation, int that a special exception is required for the deposit of solid fill and must be accompanied by all required deliverables as stated in Article 16 Chapter 80 Section C in order to be compliant with the standards of our ordinance and receive approval.

Compliance with Comprehensive Plan:

The parcel is targeted for agricultural use

Compatibility with Neighborhood:

Not compatible with the surrounding unincorporated areas, but petitioner seeks annexation into Cedar Lake

Environmentally Sensitive Areas:

Valentine-Schelitz Drain

Traffic implications:

None.

Access and street design

N/A

Stormwater management:	See environmentally sensitive areas
Infrastructure fees	N/A
Attached:	Findings of Fact and Comp Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also [154-17-010.K](#)).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.

SPECIAL EXCEPTION

FINDINGS OF FACT

1. Approval of the Special Exception **will/will not** be deemed essential or desirable to the public convenience or welfare because:

Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because the property will be brought up to be closer to the road elevation, creating a safer travel way for commuters along U.S. Highway 41.

_____ ; and,

2. Approval of the Special Exception **will/will not** adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

Approval of the Special Exception will not adversely affect the use of enjoyment of the property adjacent to the area of the proposed Special Exception because the solid fill for the site will not greatly change the existing state of the vacant lot. The property will remain vacant after the placement of the solid fill.

_____ ; and,

3. Approval of the Special Exception **will/will not** be in harmony with the various elements or objectives Master Plan because:

Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because site fill will align with a safer travel way along U.S. Highway 41 by allowing for a less steep grade transition on the west side of U.S. Highway 41. Site Runoff will continue to the drainage easement on the property as it currently is.

