

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, OCTOBER 20, 2021 - 5:30 P.M.**

- I. Meeting called to order**
- II. Pledge of Allegiance**
- III. Emergency exit announcement.** In case of an emergency, exit the Auditorium, proceed to the nearest exit, and exit the building. 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. 21-PS-03 PC – Indiana Land Trust Co. Trs. Tr #120403, Owner and Gary Voogt, Petitioner - Providence Hill Addition

Located approximately 3/10 of a mile west of Calumet on the north side of 121st Avenue in Hanover Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

8/18/2021: Deferred 30 days by Plan Commission

9/15/2021: Deferred 30 days by Plan Commission

approved_____ denied_____ deferred_____ vote_____

2. 21-BX-05 PC – FMPII, LLC, Owner / Petitioner

Located approximately 1/10 of a mile south of 159th Avenue on the west side of Colfax Street in Cedar Creek Township.

Request: Bond Extension for Farmington Meadows Phase II.

Purpose: To allow a one (1) year extension of a performance bond.

9/15/2021: Deferred 30 days by legal counsel presenting the petition

approved_____ denied_____ deferred _____ vote_____

VIII. New Business

1. 21-FS-04 PC – Roman Rzadkosz, Owner/Petitioner – Re-Subdivision Tall Oaks Estates Lot 1

Located at the southwest quadrant at the intersection of Fathke Road and Burr Street in Center Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

2. 21-W-11 PC – Nancy and Jerry Brown, Owners/Petitioners – Brown’s Acres

Located approximately 7/10 of a mile north of State Road 2 on the west side of Marshall Street, a/k/a 17607 Marshall Street in Cedar Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (c), Street Improvements, Appendix D (c), shoulder and ditch improvements.

Purpose: To waive the requirement for shoulder and ditch improvements along the frontage.

approved_____ denied_____ deferred_____ vote_____

3. 21-FS-05 PC – Nancy and Jerry Brown, Owners/Petitioners – Brown’s Acres

Located as above

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

4. 21-FS-06 PC – Titan Masonry Enterprise, Inc., Owner/Petitioner – Pavesich Estates

Located approximately 4/10 of a mile south of 113th Avenue on the east side of State Line Road, a/k/a 11569 State Line Road in Hanover Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

5. 21-RDP-01 PC – Scott and Rose Marsee, Owners/Petitioners

Located at the northeast quadrant at the intersection of 154th Place and 153rd Lane, a/k/a 14264 W. 154th Place in West Creek Township.

Request: Revision to the development Plan of an existing PUD (Lot 17 in West Creek Sunrise LTD).

Purpose: To allow a single-family residence.

approved_____ denied_____ deferred_____ vote_____

6. **21-ZC-12 PC – Thomas R. Streeter, Owner and McMahon Associates, Inc., Petitioner**
Located approximately 3/10 of a mile west of US 41 (Wicker Blvd.) on the north side of 185th Avenue, a/k/a 11702 W. 185th Avenue in West Creek Township.

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

Purpose: To allow a two-lot single family residential development.

favorable_____ unfavorable_____ deferred_____ vote_____

7. **21-ZC-13 PC – Van Kalker Family Limited Partnership II, Owner and Rieth-Riley Construction Co., Petitioner**
Located approximately one mile west of Clay Street on the north side of 189th Avenue in Eagle Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to CDD (Conditional Development District).

Purpose: To allow production of hot mix asphalt pavement.

favorable_____ unfavorable_____ deferred_____ vote_____

8. **21-SE-05 PC – Indiana State Police, Owner and Pepper Construction Company of Indiana LLC, Petitioner**
Located at the northwest quadrant at the intersection of State Road 2 (181st Avenue) and Mississippi Street, a/k/a 1550 E. 181st Avenue in Eagle Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (6), Public Service.

Purpose: To allow an Indiana State Police Post expansion and Forensics Laboratory.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **21-SDP-14 PC – R & P Development, Inc, Owner and SES, Petitioner**
Located approximately 2/10 of a mile east of Colorado Street on the north side of 181st Avenue, a/k/a 3550 E. 181st Avenue in Eagle Creek Township.

Purpose: Business Signage for Comfort Inn.

2. **21-SDP-15 PC – SBA Communications, Owner and Verizon Wireless, Petitioner**
Located approximately 4/10 of a mile south of 61st Avenue on the west side of Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

Purpose: Antenna Modification on an Existing Wireless Site.

3. **21-SDP-16 PC – P & C Trucking Ent. Inc., Owner/Petitioner**
Located approximately 1/10 of a mile north of 45th Avenue on the west side of Ross Road, a/k/a 4410 Ross Road in Calumet Township.

Purpose: Proposed Dry Storage Building

4. **21-SDP-17 PC – BCM Properties, LLC, Owner and Jade Construction, Petitioner**
Located at the southeast quadrant at the intersection of 101st and Mondorf Street in Hanover Township.

Purpose: Parking Lot Revision & Interior Build-Out of Units 4, 5, & 6 (Lot I, Emerald Crossing-Unit 4)

5. **21-SDP-18 PC – Living Testimony Church at Leroy Inc., Owner/Petitioner**
Located approximately 1/10 of a mile south of 141st Avenue on the east side of Elkhart Street, a/k/a 14127 Elkhart Street in Winfield Township.

Purpose: Permanent Sign Installation