

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, AUGUST 18, 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**

**VIII. New Business**

**1. 21-ZC-09 PC – Jeffrey C. Pals, Owner/Petitioner**

Located approximately ½ of a mile east of Montgomery Street on the south side of 137<sup>th</sup> Avenue, a/k/a 7925 E. 137<sup>th</sup> Avenue in Winfield Township.

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

**Purpose:** A proposed one-lot single family residential development.

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

**2. 21-W-02 PC- James Thorn, Owner/Petitioner – Thornmeadow Unit Three**

Located approximately 4/10 of a mile south of 159<sup>th</sup> Avenue on the west side of Morse Street adjacent to Thornmeadow Unit 1 in Cedar Creek Township.

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

**Purpose:** To allow a subdivision with irregular lot shapes.

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

**3. 21-W-03 PC- James Thorn, Owner/Petitioner – Thornmeadow Unit Three**

Located as above.

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Appendix D, Section 4, Roadway Construction Specifications – Curb and Gutter, Curb and gutter shall be required for any subdivision within a two mile radius of a duly incorporated municipality.

**Purpose:** To allow a subdivision without curb and gutter.

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

**4. 21-PS-02 PC- James Thorn, Owner/Petitioner – Thornmeadow Unit Three**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

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

**5. 21-W-04 PC – Indiana Land Trust Co. Trs. Tr #120403, Owner and Gary Voogt, Petitioner - Providence Hill Addition Subdivision**

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

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

**Purpose:** To allow a subdivision with excessive depth-to-width ratio and an irregular lot shape.

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

**6. 21-W-09 PC – Indiana Land Trust Co. Trs. Tr #120403, Owner and Gary Voogt, Petitioner - Providence Hill Addition Subdivision**

Located as above.

**Request:** Sec. 4.3 (12) (c) Street Improvements, Appendix D (c), shoulder and ditch improvements.

**Purpose:** To allow a subdivision without installation of the required shoulder and ditch improvements.

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

**7. 21-PS-03 PC – Indiana Land Trust Co. Trs. Tr # 120403, Owner and Gary Voogt, Petitioner - Providence Hill Addition**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

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

**8. 21-W-08 PC – Titan Masonry Enterprises, Inc., Owner and Sam Pavesich, Petitioner – Pavesich Estates**

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

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

**Purpose:** To allow a subdivision lot with an excessive depth-to-width ratio.

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

**9. 21-PS-05 PC – Titan Masonry Enterprises, Inc., Owner and Sam Pavesich, Petitioner - Pavesich Estates**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (1-lot)

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

**10. 21-PS-06 PC – Janet Kaiser Living Trust, Owner and Joseph Wilocki, Petitioner- Laurie’s Acres**

Located at the southeast quadrant at the intersection of 169<sup>th</sup> Avenue and Marshall Street in Cedar Creek Township.

**Request:** Primary Approval

**Purpose:** Subdivision (3 lots)

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

**11. 21-W-10 PC – Nancy and Jerry Brown, Owners/Petitioners-Brown’s Acres**

Located approximately 8/10 of a mile north of 181<sup>st</sup> Avenue on the west side of Marshall Street, approximately 17606 Marshall Street in Cedar Creek Township.

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (3), Lot Dimensions.

**Purpose:** To allow a subdivision lot with an excessive depth-to-width ratio.

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

**12. 21-PS-07 PC – Nancy and Jerry Brown, Owners/Petitioners-Brown’s Acres**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

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

**13. 21-FS-03 PC – Graythorne Development LLC, Owner/Petitioner – Graythorne Subdivision Phase II Unit B**

Located approximately 4/10 of a mile north of 169<sup>th</sup> Avenue on the west side of Holtz Road IN Cedar Creek Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (53 lots)

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

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

**1. 21-SDP-08 PC – American Tower Corporation, Owner and SMJ International LLC, Petitioner**

Located approximately ½ a mile east of Colfax Street on the south side of Oakley Avenue, a/k/a 402 Oakley Avenue in Cedar Creek Township.

**Purpose:** To allow equipment upgrade on an existing cell tower.

**2. 21-SDP-09 PC – Dave Austgen, Owner/Petitioner**

Located approximately 3/10 of a mile east of Grant Street on the north side of 181<sup>st</sup> Avenue, a/k/a 812 W. 181<sup>st</sup> Avenue in Cedar Creek township.

**Purpose:** To allow a contractor’s business.

**3. 20-SDP-10 PC – SBA Communications, Owner and Midwest Underground Technology, Petitioner**

Located approximately 7/10 of a mile west of Calumet Avenue on the south side of 109<sup>th</sup> Avenue, a/k/a 15409 West 109<sup>th</sup> Avenue in Hanover Township.

**Purpose:** To allow antenna modification.

**4. 21-SDP-11 PC – Steam’s Edge Property LLC, Owner and Renier Construction, Petitioner**

Located approximately 1/10 of a mile west of Mississippi Street on the north side of State Road 2 (181<sup>st</sup> Avenue), a/k/a 1300 E. 181<sup>st</sup> Avenue in Eagle Creek Township.

**Purpose:** To allow parking expansion for Dayton Freight.

**5. 21-SDP-12 PC – Palmira Golf Club, Owner /Petitioner**

Located at the southeast quadrant at the intersection of 109<sup>th</sup> Avenue and White Oak, a/k/a 12111 W. 109<sup>th</sup> Avenue in Hanover Township.

**Purpose:** To allow an accessory building.