

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, SEPTEMBER 15, 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-W-02 PC- James Thorn, Owner/Petitioner – Thornmeadow Unit Three

Located approximately 4/10 of a mile south of 159th 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.

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

approved_____ denied_____ deferred_____ vote_____

2. 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.

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

approved_____ denied_____ deferred_____ vote_____

3. 21-PS-02 PC- James Thorn, Owner/Petitioner – Thornmeadow Unit Three

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

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

approved_____ denied_____ deferred_____ vote_____

4. 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)

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

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. 21-PS-08 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: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

2. 21-BX-03 PC – NWI Builders, Owner/Petitioner

Located at the southeast quadrant at the intersection of 159th Avenue and Morse Street in Cedar Creek Township.

Request: Bond Extension for Blackhawk Corner.

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

approved_____ denied_____ deferred _____ vote_____

3. 21-BX-04 PC – Bella Funds LLC/Mary and Barry Haddon, Owners/Petitioners

Located approximately 6/10 of a mile north of 93rd Avenue on the west side of Sheffield Street, a/k/a 8900 Sheffield Street in St. John Township.

Request: Bond Extension for Bella Addition.

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

approved _____ denied_____ deferred_____ vote_____

4. **21-ZC-10 PC – Dipakkumar Patel, Owner and DG Partners, LLC, Petitioner**
Located approximately ½ mile east of State Line Road on the south side of 101st Avenue, a/k/a 15177 W. 101st Avenue in Hanover Township.

Request: Zone Change from R-2 (One-Family Zone) to B-1 (Neighborhood Business Zone).

Purpose: Construction of a 9,100 sq. ft. retail store.

favorable_____ unfavorable_____ deferred_____ vote_____

5. **21-ZC-11 PC – Marilyn J. Pajor Living Trust dated April 15, 2004, Owner and Sovereign Development LLC, Petitioner**
Located approximately 4/10 of a mile south of 109th Avenue on the east side of US 41 (Wicker Boulevard) in Hanover Township.

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

Purpose: For a Self-Storage Facility

favorable_____ unfavorable_____ deferred_____ vote_____

6. **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.

approved_____ denied_____ deferred_____ vote_____

7. **21-SE-04 PC – Foundry Works Solar Energy, LLC, Petitioner**

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 5.1, C, 2, Uses Permitted by Special Exception and Section 9.10.2, titled Supplemental Regulations.

Purpose: To allow a Solar Farm on 3,117.771 acres, more or less.

7/21/2021 Deferred to September 15, 2021 by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **21-SDP-13 PC – Global Signal Acquisition, Owner and Verizon Wireless, Petitioner**
Located at the southeast quadrant at the intersection of 85th Avenue and Austin Street, a/k/a 9105 W. 85th Avenue in St. John Township.

Purpose: Replacement of an existing generator.