

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, FEBRUARY 16, 2022 - 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. 22-W-02 PC – Jeff Pals, Owner/Petitioner – Pals Subdivision

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

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

Purpose: To allow an irregularly shaped subdivision lot.

approved_____ denied_____ deferred_____ vote_____

2. 22-W-03 PC – Jeff Pals, Owner/Petitioner – Pals Subdivision

Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (c), Street Improvements, Appendix D (c), concerning Shoulder & Ditch Improvements,

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

approved_____ denied_____ deferred_____ vote_____

3. 22-PS-02 PC – Jeff Pals, Owner/Petitioner – Pals Subdivision

Located as above.

Request: Primary Approval

Purpose: Subdivision (one-lot)

approved_____ denied_____ deferred_____ vote_____

4. 22-W-05 PC – Justin and Kaytee LaPorte, Owners/Petitioners – LaPorte’s Grove

Located approximately ½ mile east of I-65 on the south side of 153rd Avenue in Eagle 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_____

5. 22-PS-05 PC – Justin and Kaytee LaPorte, Owners/Petitioners – LaPorte’s Grove

Located as above.

Request: Primary Approval

Purpose: Subdivision (one-lot)

approved_____ denied_____ deferred_____ vote_____

6. 22-W-06 PC – Brandon Arnold LLC, Owner and Brandon Arnold LLC and Michael Thompson, Petitioners

Located approximately 3/10 of a mile south of 109th Avenue on the east side of US 41 (Wicker Boulevard) in Hanover Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 1.11, Re-Subdivision of Land.

Purpose: To allow for a re-subdivision of several Tracts in Plat “C” of Artesian Wells

approved_____ denied_____ deferred_____ vote_____

7. 22-ZC-01 PC – Greg and Diane Hovan, Owners/Petitioners

Located at the southwest quadrant at the intersection of 139th Avenue and Arizona Street in Winfield Township.

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

Purpose: To allow a proposed four-lot residential subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

8. **22-ZC-02 PC – Michael Huseman, Owner and Dennis A. Biegel, Sr., Petitioner**
Located approximately one mile south of 151st Avenue on the west side of Sheffield Street in West Creek Township.

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

Purpose: To allow a proposed one-lot residential subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **22-SDP-02 PC – Crown Castle USA Inc., Owner and T-Mobile, Petitioner**
Located approximately 3/10 of a mile south of 221st Avenue on the east side of Harrison Street, a/k/a 22313 Harrison Street in Cedar Creek Township.

Purpose: Modifications at Existing Wireless Site, 22313 Harrison Street.