

AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, MAY 17, 2023 - 5:30 P.M.
TENTATIVE

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. 23-FS-03 PC – Brian and Kelly Jordan, Owners/Petitioners – Jordan Subdivision
Located approximately 1/10 of a mile south of 93rd Avenue on the east side of Sheffield Street in St. John Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

2. 23-ZC-01 PC – Griffith First Christian Church, Owner and Agapé Learning Academy, Petitioner
Located at the southwest quadrant at the intersection of Highway 330 and Colfax Street, a/k/a 1815 Colfax Street in St. John Township.

Request: Zone Change from R-3 (One to Four-Family Zone) to B-2 (Rural Business Zone)

Purpose: To allow a proposed childcare/daycare facility.

favorable_____ unfavorable_____ deferred_____ vote_____

3. **23-ZC-02 PC – Hebron Lodge #502 F&M, Owner and Ray Breault, Petitioner**
Located approximately 2/10 of a mile south of State Road 2 (181st Avenue) on the east side of Clay Street, a/k/a 18221 Clay Street in Eagle Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to B-2 (Rural Business Zone)

Purpose: To allow contractor's storage.

favorable _____ unfavorable _____ deferred _____ vote _____

4. **23-SE-04 PC- David and Jeri Bryan, Owners and Noah Bryan, Petitioner**
Located approximately 2/10 of a mile west of Chase Street on the north side of 153rd Avenue, a/k/a 15126 Chase Street in Cedar Creek Township

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (7), Class C Recreational Special Exception.

Purpose: To allow a Farm Market.

favorable _____ unfavorable _____ deferred _____ vote _____

5. **23-SE-05 PC – Crown Point Community School Corporation, Owner/Petitioner**
Located approximately 3/10 of a mile south of 129th Avenue on the west side of Montgomery Street a/k/a 13126 & 13128 Montgomery Street in Winfield Township.

Request: Revision to Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for an addition and improvements to Winfield Elementary School.

favorable _____ unfavorable _____ deferred _____ vote _____

- IX. **UNIFIED DEVELOPMENT ORDINANCE (UDO)** for areas of Unincorporated Lake County, IN that will replace both the current Unincorporated Lake County Zoning Ordinance and Unincorporated Lake County Subdivision Ordinance.

07/20/2022 Deferred by Plan Commission
08/17/2022 Deferred by Plan Commission
09/21/2022 Deferred by Plan Commission
10/19/2022 Tabled by Plan Commission
03/15/2023 Recommended for approval by Plan Commission (6-0)
03/28/2023 Certified unanimous recommendation of approval to Council
04/11/2023 Rejection by Council (4-3) returned to Plan Commission for consideration (see attached correspondence in summaries)

favorable _____ unfavorable _____ deferred _____ vote _____

X. Site Development Plans Approved by Staff

1. 23-SDP-06 PC – Trkulja Properties, LLC, Owner/Petitioner

Located at the southwest quadrant at the intersection of Ridge Road and Wright Street, a/k/a 4027 W. Ridge Road in Calumet Township.

Purpose: Installation of a wall mounted Business Sign and Change of Use/Occupancy From F-1 Moderate-Hazard Factory Industrial to S-1 Moderate Hazard Storage.

2. 23-SDP-08 PC – Crown Castle, Owner and Dish Wireless, Petitioner

Located approximately 1/10 of a mile south of 41st Avenue on the east side of Whitcomb, a/k/a 4325 Whitcomb Street in Calumet Township.

Purpose: Dish Wireless co-location on existing Crown Castle Tower.

3. 23-SDP-09 PC – Crown Castle, Owner and T-Mobile, Petitioner

Located approximately 4/10 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: T-Mobile co-location on existing Crown Castle Tower.

4. 23-SDP-10 PC – Sickinger Farms, LLC, Owner and Harvest Tyme Pumpkin Patch, LLC, Petitioner

Located approximately 3/10 of a mile north of State Road 2 on the west side of Grant Street, a/k/a 17904 Grant Street in Cedar Creek Township.

Purpose: Proposed improvements for Harvest Tyme Pumpkin Patch, a private recreational development including a pumpkin patch, amusement rides, and other related activities.

5. 23-SDP-11 PC – Robert Fleming, Owner and Absolute Advertising, Petitioner

Located approximately 4/10 of a mile east of Calumet Street on the north side of 109th Avenue, a/k/a 13200 W. 109th Avenue in Hanover Township.

Purpose: Business Sign