

TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JULY 17, 2024 - 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. **24-W-07 PC – Chalen and Connie Wilson, Owners and Jim and Sue Waldmarson, Petitioners – McConnell Ditch Subdivision**

Located approximately 4/10 of a mile west of Cline Street on the south side of 159th Avenue, a/k/a 8605 W. 159th Avenue in West Creek Township.

Request: Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (A) (4) Lots may not exceed a depth to width ratio of more than 3.5 to 1.

Purpose: To allow a subdivision containing a proposed lot with excessive depth to width ratio.

6/20/2024 Deferred by Plan Commission

approved____ denied____ deferred____ vote____

2. **24-PS-09 PC – Chalen and Connie Wilson, Owners and Jim and Sue Waldmarson, Petitioners – McConnell Ditch Subdivision**

Located as above

Request: Primary Approval

Purpose: Subdivision (4 lots)

6/20/2024 Deferred by Plan Commission

approved____ denied____ deferred____ vote____

3. **24-VAC-02 PC- Mercedes Farfan, Owner/Petitioner**
Located at the southeast quadrant at the intersection of W. 169th Avenue and Marshall Street in Cedar Creek Township.

Request: Plat Vacation of Laurie's Acres

Purpose: For the purpose of vacating a 5-foot no access easement along Marshall Street.

6/20/2024 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. **24-FS-04 PC – Clay Street Property Group LLC, Owner/Petitioner – Breault Estates**
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: Final Subdivision Approval

Purpose: Commercial Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

2. **24-FS-05 PC – Mike Bradash, Owner/Petitioner – Red Pine Ridge Subdivision**
Located approximately 1/2 mile west of Whitcomb Street on the south side of 113th Avenue, a/k/a 4525 W. 113th Avenue in Center Township.

Request: Final Subdivision Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. **24-ZC-05 PC – Mazher Hussain – Malik Property, Inc., Owner/Petitioner**
Located approximately 4/10 of a mile east of State Line Road on the south side of 101st Avenue, a/k/a 15201 W. 101st Avenue in Hanover Township.

Request: Zone Change from B-2 (Rural Business) to B-3 (General Business)

Purpose: To allow self-storage buildings.

favorable_____ unfavorable_____ deferred_____ vote_____

4. **24-SE-04 BZA – Northwest Indiana Lighthouse Charter School, Owner/Petitioner**
Located approximately 1/10 of a mile west of Grant Street on the south side of 41st Avenue in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Agricultural and Residential Districts, Chapter 20, Principal Uses, Section A, Agricultural and Residential District Use table, Table 2-2, Schools, permitted by Special Exception in an R-3 One to Four Family Residential District.

Purpose: To allow construction of a school administration building.

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Study Session

1. 24-SS-07 PC – Carlos Bernal, Owner and Estrada Loading Services – Miguel Estrada, Petitioner

Located at the northwest quadrant at the intersection at 47th Avenue & Taft Street a/k/a 4654 Taft Street in Calumet Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (b), owner initiated rezoning from R-3 (One to Four-Family Zone) to B-3 (General Business Zone), for the purpose of proposed medium to heavy-duty truck repair shop.

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

2. 24-SS-08 PC – Wille Brothers Company, Owner/Petitioner

Located approximately 2/10 of a mile east of Clay Street on the south side of 181st Avenue in Eagle Creek Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (b), owner-initiated rezoning from A-1 (Agricultural Zone) to CDD (Conditional Development District), for the purpose of a proposed concrete ready-mix plant

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

3. 24-SS-09 PC – Eagle Rock Land Company LLC, Owner and Tenaska, Petitioner

Located approximately 2/10 of a mile west of Clay Street on the south side of E. 181st Avenue (State Road 2), a/k/a 4239 E. 181st Avenue in Eagle Creek Township.

Request: Study Session pursuant to Title 154-17-30, Zoning Map Amendments, Chapter C. Pre-Application Meetings and Study Sessions, 1 (b), owner-initiated rezoning from A-1 (Agricultural Zone) to CDD (Conditional Development District) and a Special Exception for the purpose of proposed Battery Energy Storage Systems

Purpose: To provide an early opportunity for the Lake County Plan Commission to discuss the feasibility of the applicant's proposal and conduct a preliminary evaluation of possible land use impacts.

X. Site Development Plans Approved by Staff

1. 24-SDP-06 PC – SBA Structures, LLC – The Marquette Property Corp., Owners and Mastec Network Solutions (Agent for AT & T), Petitioners

Located approximately 4/10 of a mile of 61st Avenue on the west side of Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

Purpose: Tower Co-Location 1400 So. Broad Street