

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, NOVEMBER 20, 2024 - 5:30 P.M.**

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**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**

1. Request to remove Graythorne Lakes (23-W-08, 23-W-09, 23-W-10, & 23-PS- 04) from the table

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

**VI. Minutes**

**VII. Old Business**

1. **24-PS-06 PC – Unity Church of Christ, Inc., Owner/Petitioner – Unity Church**  
Located as above

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

9/18/2024 Deferred - Indecisive Vote

10/16/2024 Deferred by Plan Commission

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

2. **24-ZC-11 PC – Eagle Rock Land Company LLC, Owner and Longspur Energy Storage LLC, Petitioner**

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

**Request:** Zone Change from A-1 (Agricultural Zone) to CDD (Conditional Development District).

**Purpose:** To allow a Battery Energy Storage System.

9/18/2024 Deferred - Indecisive Vote

10/16/2024 Deferred by Petitioner

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

3. **24-VAC-03 PC – Anthony Romano, Owner/Petitioner**  
Located approximately 4/10 of a mile east of Sheffield on the north side of west 85<sup>th</sup> Avenue, a/k/a 14566 W. 85<sup>th</sup> Place in St. John Township.

**Request:** Plat Vacation of the entire drainage easement on Lot 9 Whispering Woods, Phase One.

**Purpose:** For the purpose of vacating the entire drainage easement.

9/18/2024 Deferred by Petitioner

10/16/2024 Deferred by Petitioner

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

**VII. New Business**

1. **24-FS-08 PC – Jonathan Bandstra and Sarah Darnell, Owners/Petitioners – King’s Meadow**

Located approximately 2/10 of a mile east of Sheffield Street on the north side of W. 93<sup>rd</sup> Avenue, a/k/a 14814 W. 93<sup>rd</sup> Avenue in St. John Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

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

2. **24-FS-09 PC – Ross and Amelia Kupsik, Owners/Petitioners – Resubdivisoin of Lot 27 & 28 of Deer Ridge South**

Located approximately ½ mile north of W. 133<sup>rd</sup> Avenue on the west side of Baker Court, a/k/a 12848 Baker Court in Center Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (2 lots)

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

3. **24-FS-10 PC – Christopher K. Shofner, Owner/Petitioner – Shofner Acres**

Located at the northeast quadrant at the intersection of W. 129<sup>th</sup> Avenue and Grant Street (Indiana 55), a/k/a 12819 Grant Street in Center Township

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (4 lots)

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

4. **24-W-09 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres**  
Located approximately 4/10 of a mile west of Burr Street and 1/10 of a mile north of West 117<sup>th</sup> Avenue in Center Township.

**Request:** Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (E) (1) Flag Lots.

**Purpose:** To allow a subdivision with flag shaped lots.

10/16/2024 Deferred by Plan Commission

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

5. **24-W-15 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres**  
Located as above.

**Request:** Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (C), Access to Lots, Land must be divided in a way that affords each lot with frontage on and access to a street that complies with the applicable provisions.

**Purpose:** To allow subdivision lots with frontage and access on a private street.

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

6. **24-PS-12 PC – Simon Ristevski, Owner/Petitioner – Forrest Acres**  
Located as above

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

10/16/2024 Deferred by Plan Commission

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

7. **24-W-14 PC – Milburn E. Nelson Revocable Trust, Owner/Petitioner – Orchard Estates Subdivision**  
Located at the southwest quadrant at the intersection of 93<sup>rd</sup> Avenue and Henry Street, a/k/a 14701 W. 93<sup>rd</sup> Avenue in St. John Township.

**Request:** Waiver from Title 154, Unified Development Ordinance, Article 12, Subdivision Design and Improvements, Chapter 40, Lots, Section (C), Access to Lots, Land must be divided in a way that affords each lot with frontage on and access to a street that complies with the applicable provisions.

**Purpose:** To allow a subdivision lot with zero street frontage.

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

**8. 24-PS-15 PC – Milburn E. Nelson Revocable Trust, Owner/Petitioner – Orchard Estates Subdivision**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (3 lots)

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

**9. 24-ZC-13 PC – Sabrina D. Lozanovski, Owner/Petitioner**

Located approximately 3/10 of a mile east of Iowa Street on the south side of E. 109<sup>th</sup> Avenue, a/k/a 2911 E. 109<sup>th</sup> Avenue in Center Township.

**Request:** Zone Change from A-1 (Agricultural Zone) to R-1 (One-Family Zone)

**Purpose:** To allow for a rezone of a lot with an existing home.

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

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

**1. 24-SDP-17 PC – Horvath Communications, Owner/Petitioner**

Located at the northwest quadrant at the intersection of 217<sup>th</sup> Avenue and I-65, a/k/a 2214 W. 217<sup>th</sup> Avenue and I-65 in Eagle Creek Township.

**Purpose:** Proposed Verizon Antenna on New Horvath Communications 195-Foot Tall Tower (Cell Site – HV 1252).