

TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, JULY 15, 2026 - 5:30 P.M.

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

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. **26-XP-01 PC – Michael and Amanda Stevens, Owners/Petitioners – Pasture Paradise**
Located approximately 2/10 of a mile west of County Line Road on the south side of E. 137th Avenue, a/k/a 9311 E. 137th Avenue in Winfield Township.

Request: One (1) year Extension of Primary Plat Approval of Pasture Paradise.

Purpose: To allow a one (1) year Extension of Primary Plat Approval.

approved _____ denied _____ deferred _____ vote _____

2. **26-ZC-08 PC – Charles E. Peterson, Michael W. Peterson and Mark R. Peterson, Owners/Petitioners**
Located approximately 4/10 of a mile west of Grant Street on the north side of Belshaw Road, a/k/a 1904 Belshaw Road in Cedar Creek Township.

Request: Zone Change from A-1 (Agricultural Zone) to R-1 (Residential Single-dwelling 1 Zone)

Purpose: To allow a proposed residential subdivision.

favorable _____ unfavorable _____ deferred _____ vote _____

IX. Study Session

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.

1. 26-SS-13 PC – FBN Properties, LLC – Richard Rueth, Owner and Torrenga Engineering, Petitioner

Located approximately one mile east of Cline Street on the north side of W. 114th Court, a/k/a 64610W. 114th Court in Center Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions.

Purpose: To allow the deposit of solid fill.

2. 26-SS-14 PC – Van Kalker Family Limited Partnership, Owner and Foundry Works Energy Storage, LLC, Petitioner

Located approximately 2/10 of a mile north of E. 181st Avenue (State Road 2) on the east side of Clay Street in Eagle Creek Township.

Request: Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions

Purpose: To allow a Battery Energy Storage System (BESS).

X. Site Development Plans Approved by Plan Commission

XI. Site Development Plans Approved by Staff

1. 26-SDP-10 PC – Tyler Parkerson for AT & T, Owner and Mastec Network Solutions, Petitioner

Located approximately 4/10 of a mile east of US 41 (Wicker Blvd.) on the north side of W. 173rd Avenue, a/k/a 10620 W. 173rd Avenue in West Creek Township.

Purpose: New Wireless Communication Facility with Tower.

2. 26-SDP-11 PC – Randall G. Hollis, Owner/Petitioner

Located approximately 4/10 of a mile south of W. 153rd Avenue on the west side of Island Drive, a/k/a 285 Island Drive in Cedar Creek Township.

Purpose: Development in a Floodway (Above Ground Pool).

XII. Public Comment

STAFF REPORT

To: Lake County Plan Commission

Prepared by: Steve Nigro

Case number: 26-ZC-08

Date: July 15, 2026

Parcel numbers: 45-20-29-200-010.000-007

GENERAL INFORMATION:

Owner: Charles E. Peterson, Michael W. Peterson and Mark R. Peterson

Petitioner: Charles E. Peterson, Michael W. Peterson and Mark R. Peterson

Request: Zone Change from A-1 (Agricultural Zone) to R-1 (Residential Single-dwelling 1 Zone)

Purpose: To allow for a proposed residential subdivision.

Location: Located approximately 4/10 of a mile west of Grant Street on the north side of Belshaw Road, a/k/a 1904 Belshaw Road in Cedar Creek Township

Size: 4.03 Acres +/-

Existing Zoning and Land Use: A-1, Farmland

Surrounding Zoning and Land Use:
North: A-1; Farmland
East: A-1, Residential
South: A-1; Farmland
West: A-1, Residential

Comprehensive Plan: This property is targeted for Agricultural

AGENCY COMMENTS:

Health: Approved for Zone Change.

Highway: No objections to Zone Change only.

Surveyor: No objections to proposed zone change.

BACKGROUND INFORMATION:

The subject parcel is a 4.03-acre parcel of land that the owners are marketing to sell. Any parties interested in purchasing the property will be required to subdivide the land in order to develop even one (1) lot for a single-family dwelling. Because the property is smaller than the minimum lot size requirements for a Rural Residential zoned lot, (RR Zoning requires a minimum lot size of 4.5-acres), the petitioners are seeking R-1 zoning with a minimum allowable lot size of 1-acre on properties supported by an individual septic field.

R-1 zoning exists five parcels to the west (588 linear feet). The R-1 zoned property contains a three (3) lot single family subdivision known as Prairie View Estates

The subject property is 696-feet wide and approximately 250-feet deep. A 40-foot dedication of street right-of-way will be required along with a 50-foot building setback through the required subdivision approval process.

When considering such Zone Change proposals, the Plan Commission shall pay reasonable regard to the following:

1. The Comprehensive Plan;
2. The current conditions and the character of current structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction; and Responsible development and growth.

ANALYSIS:

Compliance with Comprehensive Plan:	Comprehensive plan targets the land use as Agricultural
Compatibility with neighborhood:	There properties immediately to the west and east that are slightly over one-acre in size.
Environmentally Sensitive Areas:	None.
Traffic implications:	None as noted by the LC Highway Department
Access and street design:	N/A
Stormwater management / Infrastructure Fees:	N/A

DEFICIENCIES AND DISCREPANCIES: N/A

ATTACHMENTS:

1. Plat of Survey
2. Petitioner's Findings of Fact
3. Proposed Land Use Map
4. Zoning Map

Findings of Fact

Zone Change

In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to the following five items. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a change of the Zone Map.

- (1) The comprehensive plan - findings or reasons as to whether the request for the stated zone change **meets/does not meet** the intent of the comprehensive plan;
Single family development on this parcel meets the intent of the comprehensive plan; this use is contiguous with and connected to existing development of the same proposed use and complements the rural residential and agricultural character of the immediate area. Several similar neighboring parcels are zoned R-1. _____; and,

- (2) Current conditions and the character of current structures and uses in each district – findings or reasons as to whether the request for the stated zone change **is/is not** consistent with the current conditions and the character of current structures and uses in each district; and,
The requested use is consistent with the current structures and land use in the district and in the vicinity of this property. Single family homes on lots of at least one acre line the north side of Belshaw Road for at least one mile. Area structures and landscaping are _____ well-maintained and reflect a rural residential character. _____;

- (3) The most desirable use for which the land in each district is adapted - findings or reasons as to whether the request **is/is not** consistent with the most desirable use for the land;
The proposed use is consistent with the desired use of land in this area and is contiguous with and connected to existing development of the same use and character. The parcel is situated adjacent to land with SR 2 frontage that is likely to become developed. The 4-acre parcel is

a remnant from a larger property owned by the Peterson family beginning in the 1950's. It stands alone and does not share common ownership with any adjacent farmland parcels. _____; and,





- (4) The conservation of property values throughout the jurisdiction; findings or reasons as to whether the request **is/is not** consistent with the conservation of property values throughout the jurisdiction;

The requested use is consistent with the conservation of property values. Values will be conserved by the development of a single family residence; neighboring residential properties exhibit high-quality well-maintained structures and landscaping, and the subject development is very likely to exhibit the same. _____; and,











- (5) Responsible growth and development – findings or reasons regarding whether the request **does/does not** represent responsible growth and development;

Single family development on this parcel is responsible as it is contiguous with and connected to existing development of the same use and character, situated adjacent to the road, with ample room for setbacks, good drainage, suitability for septic, and good driveway sight distances along this portion of Belshaw Road. _____.

New Land Use Zones - Overlays

-  Park
-  Business Park
-  Highway Commercial
-  Mixed Use Commercial

Proposed Land Use

-  Residential
-  County Neighborhood
-  Agriculture
-  Parks/Open Space
-  Government
-  Highway Commercial
-  Commercial/Office
-  Other
-  Institutional
-  Mixed Use Commercial





Legend

Zoning Breakdown

- A-1
- B-1
- B-2
- B-3
- BP-1
- BP-2
- BP-3
- C-1
- C-1/C-2
- C-3
- CDD
- CD
- HS-1
- HS-2
- M-1
- M-2
- PIC
- PO
- PUD-1
- PUD-2
- R-1