

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, OCTOBER 18, 2023 - 5:30 P.M.**

- 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**

1. 22-W-31 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John’s Self Storage Unincorporated Lake County
Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 Wicker Boulevard in West Creek Township.

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

Purpose: To allow an irregular shaped subdivision lot.

7/19/2023 Deferred by Plan Commission
8/16/2023 Deferred by Plan Commission
9/20/2023 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

2. 22-PS-25 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John’s Self Storage Unincorporated Lake County
Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

7/19/2023 Deferred by Plan Commission

8/16/2023 Deferred by Plan Commission

9/20/2023 Deferred by Petitioner

approved_____ denied_____ deferred_____ vote_____

3. 23-SE-06 PC – Wojciech Jarosz, Owner/Petitioner

Located approximately 9/10 of a mile west of Chase Street on the south side of 47th Avenue, a/k/a 4509 W. 47th Avenue in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, 9.2 (E), Hobby Farm: Keeping of more animals than permitted, 0 permitted, 40 requested.

Purpose: To allow 2 ponies, 4 sheep, 4 goats, 10 ducks, 5 geese and 15 chickens on a 2-acre parcel.

9/20/2023 Deferred by Petitioner

favorable_____ unfavorable_____ deferred_____ vote_____

4. 23-SE-07 PC- Nicholas Spannan, Owner/Petitioner

Located approximately 4/10 of a mile west of White Oak on the north side of 165th Avenue, a/k/a 13010 W. 165th Avenue in West Creek Township.

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

Purpose: To allow a personal motocross track.

9/20/2023 Automatic Deferral by Plan Commission

favorable_____ unfavorable_____ deferred_____ vote_____

VIII. New Business

1. 23-W-06 PC – Pilot Travel Centers LLC – Brad Alsup, Owner/Petitioner – Southern Tire Mart at Pilot Flying J

Located at the northeast quadrant at the intersection of E. 181st Avenue (S.R. 2) and Colorado Street, a/k/a 18001 Colorado Street in Eagle Creek 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. 23-W-07 PC – Pilot Travel Centers LLC – Brad Alsup, Owner/Petitioner – Southern Tire Mart at Pilot Flying J

Located as above.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (b), Figure 4-1 Minimum Roadway Design Standards, Right-of-Way Width, 40 ft. required, 37.68 ft. requested.

Purpose: To allow a reduction of street right-of-way along Colorado Street.

approved_____ denied_____ deferred_____ vote_____

3. 23-PS-03 PC – Pilot Travel Centers LLC – Brad Alsup, Owner/Petitioner – Southern Tire Mart at Pilot Flying J

Located as above

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

4. 23-W-12 PC – Aaron Hacker, Owner/Petitioner

Located approximately 4/10 of a mile east of Iowa Street on the south side of US 231, a/k/a 2817 US 231 in Center Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.2 (1) (c), Subdivision shall contain no left over pieces.

Purpose: To allow a subdivision of less than a complete parcel.

approved_____ denied_____ deferred_____ vote_____

5. 23-SE-10 PC – Tri -Creek School Corporation, Owner/Petitioner

Located approximately 4/10 of a mile north of Belshaw Road on the west side of Cline Avenue in West Creek Township.

Request: 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 additions and proposed improvements to Lowell Middle School.

favorable_____ unfavorable_____ deferred_____ vote_____

6. A PROPOSAL TO AMEND THE UNINCORPORATED LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE NO. 2560, adopted June 13, 2023, specifically, Article 22 |

Terminology, Section 154-22-230 – Definitions of Words and Terms Beginning with “S”; Article 12 | Subdivision Design and Improvements, Section 154-12-50 – Streets, Subsection E – Street Rights-of-Way, Table 12-1; Article 12 | Subdivision Design and Improvements, Section – 154-12-50, Streets, Subsection B – Right of Way Dedication; and, Appendix 6: Road Construction Specifications.

8/16/2023 Recommended for approval by Plan Commission to Lake County Council (6-3)
9/12/2023 Rejected by Lake County Council (4-2) returned to Plan Commission pursuant to I.C.
36-7-4-607 (e)(4)
9/20/2023 Deferred by Plan Commission

favorable_____unfavorable_____deferred_____vote_____

IX. Site Development Plans Approved by Staff

1. 23-SDP-27 PC – Grace Lutheran Church, Owner/Petitioner

Located approximately 2/10 of a mile south of 81st Avenue on the east side of Sheffield Street, a/k/a 8303 Sheffield Street in St. John Township.

Purpose: Sign and Shed Improvements

2. 23-SDP-28 PC – Association for Protestant Reformed Education, Inc., Owner/Petitioner

Located at the northwest quadrant at the intersection of 109th Avenue and Calumet Avenue, a/k/a 10790 Calumet Avenue in Hanover Township.

Purpose: Baseball and Softball Dugouts and Fencing.

3. 23-SDP-29 PC – American Tower, Owner and NWI Public Broadcasting, Petitioner

Located approximately one mile south of 141st Avenue on the west side of Clark Street, a/k/a 14612 Clark Street in Center Township.

Purpose: Replacement of Television Broadcasting Antenna

4. 23-SDP-30 PC – Tri-Creek School Corporation, Owner and Bledsoe Riggert Cooper James, Petitioner

Located approximately 2/10 of a mile west of U.S. 41 (Wicker Boulevard) on the south side of 181st Avenue, a/k/a 11601 W. 181st Avenue in West Creek Township.

Purpose: Lake Prairie Elementary School – Classroom Additions

5. 23-SDP-31 PC – Crown Castle, Owner and T-Mobile, Petitioner

Located approximately 2/10 of a mile west of Colorado Street on the south side of E. 173rd Avenue, a/k/a 2871 E. 173rd Avenue in Eagle Creek Township.

Purpose: Antenna Co-Location

6. 23-SDP-32 PC – Crown Castle, Owner and T-Mobile, Petitioner

Located approximately ½ a mile north of W. 181st Avenue (S.R. 2) on the west side of Marshall Street, a/k/a 17607 Marshall Street in Cedar Creek Township.

Purpose: Antenna Co-Location