

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
THURSDAY, JUNE 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**

**VI. Minutes**

**VII. Old Business**

**VIII. New 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 159<sup>th</sup> Avenue, a/k/a 8605 W. 159<sup>th</sup> 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.

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 (1 lot)

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

3. **24-PS-10 PC – Ryan and Melanie R. Plank, Owners/Petitioners – Shagbark Acres**  
Located approximately 4/10 of a mile east of White Oak on the south side of 109<sup>th</sup> Avenue, a/k/a 11909 W. 109<sup>th</sup> Avenue in Hanover Township.

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

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

4. **24-VAC-02 PC- Mercedes Farfan, Owner/Petitioner**  
Located at the southeast quadrant at the intersection of W. 169<sup>th</sup> 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.

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

5. **24-W-08 PC – Christina and Chad Vlietstra, Owners/Petitioners – Blue Highlands Subdivision**  
Located approximately ½ mile east of State Line Road on the north side of W.121<sup>st</sup> Avenue, a/k/a 15150 W. 121<sup>st</sup> Avenue in Hanover 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.

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

6. **24-PS-11 PC – Christina and Chad Vlietstra, Owners/Petitioners – Blue Highlands Subdivision**  
Located as above

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

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

7. **24-SE-03 BZA – Derrill and Roberta Kregel, Owners and Big John’s Farm Market, Inc., Petitioner**

Located approximately 2/10 of a mile west of Morse Street on the south side of 159<sup>th</sup> Avenue, a/k/a 7705 W. 159<sup>th</sup> Avenue in Cedar Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 2, Chapter 20, Principal Uses, (A): Table 2-2, Agricultural Uses, Non-Traditional (Indoor) Farm (Greenhouses). Special Exception approval required in an R-1, Residential Single-dwelling 1 Zone and an R-3, Residential One to Four-dwelling Zone.

**Purpose:** To allow greenhouses.

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

IX. **Study Session**

1. **24-SS-06 PC – Northwest Indiana Lighthouse Charter Schools, Owner/Petitioner**

Located approximately 1/10 of a mile west of Grant Street on the south side of 41<sup>st</sup> Avenue in Calumet Township.

**Request:** Study Session pursuant to Title 154-17-100, Special Exceptions, Chapter E. Pre-Application Meetings and Study Sessions for the purpose of proposed school administration building.

**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-07 PC – Carlos Bernal, Owner and Estrada Loading Services – Miguel Estrada, Petitioner**

Located at the northwest quadrant at the intersection at 47<sup>th</sup> 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.

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

1. **24-SDP-05 PC – 1700 W. 41<sup>st</sup> Avenue, LLC, Owner and ABN Properties, Petitioner**

Located approximately 2/10 of a mile east of Indiana 55 (Cleveland Street) on the north side of 41<sup>st</sup> Avenue, a/k/a 1700 W. 41<sup>st</sup> Avenue in Calumet Township.

**Purpose:** Pavement Expansion and Drainage Improvements.