

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, MARCH 16, 2022 - 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

VIII. New Business

1. 21-PS-09 PC – Dipakkumar Patel, Owner and DG Partners, LLC, Petitioner – DG Dyer Subdivision

Located approximately ½ mile east of State Line Road on the south side of 101st Avenue, a/k/a 15177 W. 101st Avenue in Hanover Township.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

2. 22-W-04 PC – Glen Scheeringa, Owner/Petitioner – Glen Subdivision

Located approximately 3/10 of a mile south of Avenue H on the east side of Cline Street, a/k/a 1209 S. Cline Street in St. John Township.

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

Purpose: To allow a subdivision with an excessive depth-to-width ratio and an irregular lot shape.

approved_____ denied_____ deferred_____ vote_____

3. 22-PS-03 PC – Glen Scheeringa, Owner/Petitioner – Glen Subdivision

Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

4. 22-PS-04 PC – Patriot Partners INC, Owner and Patriot Partners INC - Greg Fox, Petitioner – R2S Subdivision

Located approximately 1/10 of a mile west of Grant Street (IN 55) on the north side of 181st Avenue in Cedar Creek Township.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

5. 22-FS-01 PC – Joe Plahtaric, Owner/Petitioner – Cro’s Nest

Located approximately 4/10 of a mile south of 159th Avenue on the east side of Cline Avenue, a/k/a 16207 Cline Avenue in Cedar Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

6. 22-FS-02 PC – Thomas Streeter, Owner/Petitioner – Waybeau Subdivision

Located approximately 3/10 of a mile west of US 41 (Wicker Blvd.) on the north side of 185th Avenue, a/k/a 11702 W. 185th Avenue in West Creek Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

7. 22-PS-06 PC – Emerald Crossing Development LLC, Owner and Olthof Homes, Petitioner – Emerald Crossing, Unit 8-First Resubdivision

Located approximately 1/10 of a mile south of 101st Avenue on the east side of Kreitzburg Street in Hanover Township.

Request: Primary Approval

Purpose: Subdivision (3 lots)

approved_____ denied_____ deferred_____ vote_____

8. **22-W-07 PC – Thomas DeMichael, Owner/Petitioner – Magnolia Acres**
Located approximately 2/10 of a mile south of 157th Avenue on the east side of Colorado Street, a/k/a 15727 Colorado Street in Eagle Creek Township.

Request: Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (C), Street Improvements, Appendix D (c).

Purpose: To waive the requirement for shoulder and ditch improvements along the frontage of Magnolia Acres on Colorado Street.

approved_____ denied_____ deferred_____ vote_____

9. **22-PS-07 PC – Thomas DeMichael, Owner/Petitioner – Magnolia Acres**
Located as above.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

10. **22-PS-08 PC – Aleksandar & Sophia Stefoski, Owners/Petitioners – Lozani Acres**
Located approximately 2/10 of a mile north of 163rd Avenue on the east side of Grant Street in Cedar Creek Township.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

11. **22-ZC-03 PC – Zachary Bencur, Owner/Petitioner**
Located approximately 2/10 of a mile north of 91st Avenue on the east side of Colfax Street in St. John Township.

Request: Zone Change from A-1 (Agricultural Zone) to RR (Rural Residential).

Purpose: To allow a proposed one-lot residential subdivision.

favorable_____ unfavorable_____ deferred_____ vote_____

12. **22-RDP-01 PC – Ron and Shannon Costello, Owners/Petitioners**
Located approximately 1/10 of a mile east of Brookside Drive on the south side of Bonnie Drive, a/k/a 3919 Bonnie Drive in Winfield Township.

Request: Revision to the development Plan of an existing PUD (Lot 1245, in Lakes of the Four Seasons, Unit No. 6)

Purpose: To allow a single-family residence.

approved_____ denied_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. 22-SDP-03 PC – DG Partners LLC, Owner and All Right Sign, Petitioner

Located at the southwest quadrant at the intersection of Ridge Road and Ross Road, a/k/a 5555 W. Ridge Road in Calumet Township.

Purpose: Business Signage for Dollar General

2. 22-SDP-04 PC – SBA Communications Corp, Owner and T-Mobile, Petitioner

Located approximately 1/10 of a mile north of 41st Avenue on the east side of Cleveland Street, a/k/a 4041 Cleveland Street in Calumet Township.

Purpose: Upgrade of existing T-Mobile Equipment and Antenna Modification on Existing SBA Monopole Tower.

3. 22-SDP-05 PC – American Tower Corp, Owner and T-Mobile, Petitioner

Located approximately 6/10 of a mile west of US 41 (Wicker Blvd.) on the north side of 165th Avenue, a/k/a 11894 W. 165th Avenue in West Creek Township.

Purpose: Upgrade of existing T-Mobile Equipment and Antenna Modification on Existing American Tower Corporation Monopole Tower.