

**TENTATIVE AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, AUGUST 17, 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. 22-FS-18 PC – BCM Properties, Inc. - Tom Cummings, Owner/ Petitioner – Emerald crossing, Unit 4-First Resubdivision

Located approximately 3/10 of a mile west of Calumet on the south side of 101st Avenue, a/k/a 14825 W. 101st Avenue in Hanover Township.

Request: Final Subdivision Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

2. 22-PS-16 PC – Tom Witvoet, Owner/Petitioner – Walters Estate

Located approximately 2/10 of a mile east of Calumet on the south side of 135th Avenue in Hanover Township.

Request: Primary Approval

Purpose: Subdivision (1 lot)

approved_____ denied_____ deferred_____ vote_____

3. **22-W-20 PC – Tom Witvoet, Owner/Petitioner – Brunswick Lanes**
Located approximately 1/10 of a mile south of 135th Avenue on the east side of Calumet in Hanover 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_____

4. **22-W-21 PC – Tom Witvoet, Owner/Petitioner – Brunswick Lanes**
Located as above.

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

Purpose: To waive the requirement for shoulder and ditch improvements along Calumet Avenue.

approved_____ denied_____ deferred_____ vote_____

5. **22-PS-17 PC – Tom Witvoet, Owner/Petitioner – Brunswick Lanes**
Located as above.

Request: Primary Approval

Purpose: Subdivision (3 lots)

approved_____ denied_____ deferred_____ vote_____

6. **22-W-22 PC – DR Land, LLC, Owner/Petitioner – South County Acres**
Located approximately 1/10 of a mile south of Belshaw Road (SR 2) east of Woodmar Street and west of U.S. 41 (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 irregularly shaped subdivision lot.

approved_____ denied_____ deferred_____ vote_____

7. **22-W-23 PC – DR Land, LLC, Owner/Petitioner – South County Acres**
Located as above.

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

Purpose: To waive the requirement for shoulder and ditch improvements along Woodmar Street.

approved_____ denied_____ deferred_____ vote_____

8. 22-PS-18 PC – DR Land, LLC, Owner/Petitioner – South County Acres

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

approved_____ denied_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. 22-SDP-17 PC – 181ST Street LLC, Owner/Petitioner

Located approximately 3/10 of a mile west of Parrish on the north side of 181st Avenue, a/k/a 10204 w. 81st Avenue in West Creek Township.

Purpose: Addition to Indiana Waste Services Building.

2. 22-SDP-18 PC – Marquette Property Corporation, Owner and Knights of Columbus, Petitioner

Located approximately 4/10 of a mile south of 61st Avenue on the west side of Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

Purpose: Knights of Columbus Pavilion.

3. 22-SDP-19 PC – SBA Communications Corporation, Owner and Mastec Network Solutions, LLC, Petitioner

Located approximately 1/10 of a mile north of 45th Avenue on the west side of Ross Road, a/k/a 4410 Ross Road in Calumet Township.

Purpose: Adding New Antenna to Existing Tower.

4. 22-SDP-20 PC – Lamar Advertising, Owner/Petitioner

Located approximately 1/10 of a mile south of 109th Avenue on the west side of U.S. 41 (Wicker Boulevard), a/k/a 10928 Wicker Boulevard in Hanover Township.

Purpose: Convert Existing Tri-Wave on South Billboard Sign Face to LED Digital.

5. 22-SDP-21 PC – D & F Land LLC, Owner and Lamar Advertising, Petitioner

Located approximately 7/10 of a mile east of U.S. 41 (Wicker Boulevard) on the south side of 109th Avenue, a/k/a 10007 W. 109th Avenue in Hanover Township.

Purpose: Re-Build Existing Billboard.

6. 22-SDP-22 PC – Verizon Wireless, Owner/Petitioner

Located approximately 4/10 of a mile south of 61st Avenue on the west side of S. Broad Street, a/k/a 1400 S. Broad Street in St. John Township.

Purpose: Fiber Install at Existing Wireless Facility.

7. 22-SDP-23 PC – Richard and Arlene Ruiz, Owners and Richard Ruiz, Petitioner

Located approximately ½ of a mile east of Broad Street on the north side of 330, a/k/a 1104 Highway 330 in St. John Township.

Purpose: Commercial Warehouse Addition

- 8. **22-SDP-24 PC – American Tower Corporation, Owner and Verizon Wireless, Petitioner**
 Located approximately 9/10 of a mile east of U.S 41 (Wicker Boulevard) on the south side of 109th Avenue, a/k/a 9961 W. 109th Avenue in Hanover Township.

Purpose: Adding New Antenna to Existing Tower.
- 9. **22-SDP-25 PC – Stream’s Edge Property LLC (Anthony Rocco), Owner and Renier Construction (Bill Plesich), Petitioner**
 Located approximately 1/10 of a mile west of Mississippi Street on the north side of 181st Avenue (State Road 2), a/k/a 1300 E. 181st Avenue in Eagle Creek Township.

Purpose: Temporary Construction Trailers.
- 10. **22-SDP-26 PC – Patriot Partners, Owner and Patriot Partners – Greg Fox, Petitioner**
 Located approximately 1/10 of a mile west of Grant Street (IN 55) on the north side of 181st Avenue in Cedar Creek Township.

Purpose: Self Storage Buildings.
- X. **UNIFIED DEVELOPMENT ORDINANCE (UDO)** for areas of Unincorporated Lake County, IN that will replace both the current Unincorporated Lake County Zoning Ordinance and Unincorporated Lake County Subdivision Ordinance.

7/20/2022 Deferred by Plan Commission.

favorable_____unfavorable_____deferred_____vote_____