

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, SEPTEMBER 21, 2022 - 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 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-19 PC – Brandon Arnold LLC, Owner/Petitioner – 11127 Wicker Addition**  
Located approximately 3/10 of a mile south of 109<sup>th</sup> Avenue on the east side of US 41 (Wicker Blvd.), a/k/a 11127 Wicker Boulevard in Hanover Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

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

**2. 22-W-25 PC – Sovereign Development, Owner/Petitioner – Sovereign Development Subdivision**  
Located approximately 4/10 of a mile south of 109<sup>th</sup> Avenue on the east side of US 41 (Wicker Boulevard) in Hanover Township.

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

**Purpose:** To allow a subdivision with irregular lot shapes.

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

3. **22-PS-20 PC – Sovereign Development, Owner/Petitioner – Sovereign Development Subdivision**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

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

4. **22-BX-02 PC – Bella Funds LLC / Mary and Barry Haddon, Owners/Petitioners**

Located approximately 6/10 of a mile north of 93rd Avenue on the west side of Sheffield Street, a/k/a 8900 Sheffield Street in St. John Township.

**Request:** Bond Extension for Bella Addition.

**Purpose:** To allow a one (1) year extension of a performance bond.

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

5. **22-BX-03 PC – Graythorne Development, LLC, Owner/Petitioner**

Located approximately 1/10 of a mile north of 169th Avenue on the west side of Holtz Road in Cedar Creek Township.

**Request:** Bond Extension for Graythorne Development Phase II.

**Purpose:** To allow a one (1) year extension of a performance bond.

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

6. **22-SE-07 PC – Michael Neubauer, Owner/Petitioner**

Located approximately 2/10 of a mile east of Iowa Street on the north side of 139<sup>th</sup> Avenue, a/k/a 2802 E. 139<sup>th</sup> Avenue in Center Township.

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

**Purpose:** To allow a recreational vehicle park.

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

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

1. **22-SDP-27 PC – Crossroads YMCA, Owner/Petitioner**

Located approximately 3/10 of a mile west of Chase Street on the north side of 141<sup>st</sup> Avenue, a/k/a 3838 W. 141<sup>st</sup> Avenue in Center Township.

**Purpose:** High Ropes and Climbing Tower.

2. **22-SDP-28 PC – 14901 W 101<sup>st</sup> Ave, LLC, Owner and CDO Group, Petitioner**  
 Located at the southeast quadrant at the intersection of 101<sup>st</sup> Avenue and Mondorf Street, a/k/a 10107 Mondorf Street in Hanover Township.,  
  
**Purpose:** Construction of Anytime Fitness.
3. **22-SDP-29 PC – Lake Hill Volunteer Fire Dept., Owner and Pyramid Network Services, LLC, Petitioner**  
 Located at the southeast quadrant at the intersection of 85<sup>th</sup> Avenue and Austin, a/k/a 9105 W. 85<sup>th</sup> Avenue in St. John Township.  
  
**Purpose:** Adding Additional Carrier to Existing Cell Tower.
4. **22-SDP-30 PC – Village Evangelical Church of Dyer, Inc., Owner/Petitioner**  
 Located approximately 1/10 of a mile east of Sheffield Street on the south side of 93<sup>rd</sup> Avenue, a/k/a 14849 W. 93<sup>rd</sup> Avenue in St. John Township.  
  
**Purpose:** Addition to Church Building and Temporary Construction Trailers.
5. **22-SDP-31 PC – Crown Castle, Owner/Petitioner**  
 Located approximately 1/10 of a mile south of 41<sup>st</sup> Avenue on the east side of Whitcomb Street, a/k/a 4325 Whitcomb in Calumet Township.  
  
**Purpose:** Adding Additional Carrier to Existing Cell Tower.
6. **22-SDP-32 PC – Wilford and Linda Hayden, Owners and Jaguar Buildings, Petitioner**  
 Located at the northwest quadrant at the intersection of 245<sup>th</sup> Avenue and Whitcomb Street, a/k/a 24126 Whitcomb Street in Cedar Creek Township.  
  
**Purpose:** Agricultural Building Constructed in Flood Fringe Area.
7. **22-SDP-33 PC – SBA Communication Corporation, Owner and Tower Engineering Solutions, Petitioner**  
 Located approximately 6/10 of a mile south of 109<sup>th</sup> Avenue on the east side of Wicker Boulevard, a/k/a 11407 Wicker Boulevard in Hanover Township.  
  
**Purpose:** Adding Additional Carrier to Existing Cell Tower.
- 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.  
 8/17/2022      Deferred by Plan Commission.

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