

**TENTATIVE AGENDA  
LAKE COUNTY PLAN COMMISSION  
WEDNESDAY, OCTOBER 19, 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**

**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)

9/21/2022 Deferred by Plan Commission.

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

**2. 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.

9/21/2022 Deferred by Plan Commission.

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

**VIII. New Business**

**1. 22-FS-20 PC – Tom Witvoet, Owner/Petitioner – Walters Estate**

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

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (1 lot)

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

**2. 22-FS-21 PC – Tom Witvoet, Owner/Petitioner – Brunswick Lanes**

Located approximately 1/10 of a mile south of 135<sup>th</sup> Avenue on the east side of Calumet Avenue in Hanover Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (3 lots)

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

**3. 22-FS-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 US 41 (Wicker Boulevard) in West Creek Township.

**Request:** Final Subdivision Approval

**Purpose:** Subdivision (2 lots)

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

**4. 22-W-26 PC – Zachary Bencur, Owner/Petitioner – Bencur Estates**

Located approximately 2/10 of a mile north of 91<sup>st</sup> Avenue on the east side of Colfax Street in St. John 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\_\_\_\_\_

**5. 22-PS-21 PC – Zachary Bencur, Owner/Petitioner – Bencur Estates**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

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

**6. 22-W-27 PC – United States Cold Storage, Owner/Petitioner – U.S. Cold Storage Subdivision**

Located approximately 1/10 of a mile north of State Road 2 on the west side of 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 a subdivision with irregular lot shapes.

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

**7. 22-PS-22 PC - United States Cold Storage, Owner/Petitioner – U.S. Cold Storage Subdivision**

Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (2 lots)

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

**8. 22-W-28 PC – B.E.T.O.N. Construction Co., Owner/Petitioner – Hillside Orchard Subdivision**

Located approximately ½ mile west of White Oak on the north side of 165<sup>th</sup> Avenue, a/k/a 13504 W. 165<sup>th</sup> Avenue 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\_\_\_\_\_

**9. 22-W-29 PC – B.E.T.O.N. Construction Co., Owner/Petitioner – Hillside Orchard Subdivision**

Located as above.

**Request:** Waiver from the Unincorporated Lake County Subdivision Regulations Ordinance, Sec. 4.3 (12) (c) Appendix D (c), Street Improvements - concerning shoulder and ditch improvements.

**Purpose:** To waive the requirement for shoulder and ditch improvements along 165<sup>th</sup> Avenue

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

10. **22-PS-23 PC – B.E.T.O.N. Construction Co., Owner/Petitioner – Hillside Orchard Subdivision**  
Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (1 lot)

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

11. **22-W-30 PC – William J. and Kriston Scott, Owners/Petitioners – Bill and Kriston Estates**  
Located approximately 2/10 of a mile east of Chase Street on the south side of 153<sup>rd</sup> Avenue in Cedar Creek 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\_\_\_\_\_

12. **22-PS-24 PC – William J. and Kriston Scott, Owners/Petitioners – Bill and Kriston Estates**  
Located as above.

**Request:** Primary Approval

**Purpose:** Subdivision (4 lots)

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

13. **22-SE-03 PC – Paul Horst, Owner and Adam McAlpine, Petitioner**  
Located approximately 3/10 of a mile west of Clark Street on the south side of 153<sup>rd</sup> Avenue, a/k/a 5125 W. 153<sup>rd</sup> Avenue in Cedar Creek Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10.1.10, Solid Fill.

**Purpose:** To allow solid fill.

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

14. **22-SE-08 PC – John and Stacy Baaske, Owners and John Baaske, Petitioner**  
Located approximately 7/10 of a mile south of 101<sup>st</sup> Avenue on the east side of State Line Road in Hanover Township.

**Request:** Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10.1.10, Solid Fill.

**Purpose:** To allow solid fill.

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

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

1. **22-SDP-34 PC – Bob Cissell – DG Partners LLC, Owner and DG Partners, LLC, Petitioner**  
Located approximately ½ mile west of Calumet Street on the south side of 101<sup>st</sup> Avenue, a/k/a 15177 W. 101<sup>st</sup> Avenue in Hanover Township.

**Purpose:** Dollar General Retail Store.

2. **22-SDP-35 PC – Crown Castle LLC, Owner and Ramaker & Associates, Inc., Petitioner**  
Located approximately 7/10 of a mile south of 109<sup>th</sup> Avenue (US 231) on the west side of Burr Street, a/k/a 11404 Burr Street in Center Township.

**Purpose:** Verizon Standby Generator Replacement at Existing Crown Castle Wireless Site.

3. **22-SDP-36 PC – American Tower Asset Sub., LLC, Owner/Petitioner**  
Located approximately ½ mile east of Cline on the south side of Oakley, a/k/a 402 Oakley Avenue in Cedar Creek Township.

**Purpose:** AT & T Standby Generator Replacement at Existing Wireless Site.

4. **22-SDP-37 PC – T-Mobile, Owner/Petitioner**  
Located at the southeast quadrant at the intersection of 109<sup>th</sup> Avenue and Lakeshore Drive, a/k/a 1048 Lakeshore Drive in Winfield Township.

**Purpose:** Re-Installation of T-Mobile’s Telecommunications Equipment on the Water 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.  
9/21/2022      Deferred by Plan Commission.

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