

AGENDA
LAKE COUNTY PLAN COMMISSION
WEDNESDAY, SEPTEMBER 20, 2023 - 5:30 P.M.

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

1. 22-W-31 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County

Located approximately 1/10 of a mile south of 151st Avenue on the east side of Wicker Boulevard (US 41), a/k/a 15205 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 irregular shaped subdivision lot.

7/19/2023 Deferred by Plan Commission

8/16/2023 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

2. 22-PS-25 PC – 15205 Wicker Ave., LLC, Owner/Petitioner – Uncle John's Self Storage Unincorporated Lake County

Located as above.

Request: Primary Approval

Purpose: Subdivision (2 lots)

7/19/2023 Deferred by Plan Commission

8/16/2023 Deferred by Plan Commission

approved_____ denied_____ deferred_____ vote_____

VIII. New Business

1. 23-ZC-04 PC – Jonathan Bandstra and Sarah Darnell, Owners and Sarah Darnell, Petitioner

Located approximately 2/10 of a mile east of Sheffield Street on the north side of 93rd Avenue, a/k/a 14814 W. 93rd Avenue in St. John Township.

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

Purpose: To allow a one-lot residential development.

favorable_____ unfavorable_____ deferred_____ vote_____

2. 23-ZC-05 PC – NKJ Farms, LLC, Owner/Petitioner

Located at the southwest quadrant of Iowa Street and 153rd Avenue in Eagle Creek Township.

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

Purpose: To allow a one-lot residential development.

favorable_____ unfavorable_____ deferred_____ vote_____

3. 23-SE-06 BZA – Wojciech Jarosz, Owner/Petitioner

Located approximately 9/10 of a mile west of Chase Street on the south side of 47th Avenue, a/k/a 4509 W. 47th Avenue in Calumet Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, 9.2 (E), Hobby Farm: Keeping of more animals than permitted, 0 permitted, 40 requested.

Purpose: To allow 2 ponies, 4 sheep, 4 goats, 10 ducks, 5 geese and 15 chickens on a 2-acre parcel.

favorable_____ unfavorable_____ deferred_____ vote_____

4. 23-SE-07 PC- Nicholas Spannan, Owner/Petitioner

Located approximately 4/10 of a mile west of White Oak on the north side of 165th Avenue, a/k/a 13010 W. 165th Avenue in West Creek Township.

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

Purpose: To allow a personal motocross track.

favorable_____ unfavorable_____ deferred_____ vote_____

5. **23-SE-08 PC- Association for Protestant Reformed Education, Inc. (C/O Nathan Vis) and Mark and Bethany Lenting, Owners and Association for Protestant Reformed Education, Inc. (C/O Nathan Vis), Petitioner**

Located at the northwest quadrant at the intersection of 109th Avenue and Calumet Avenue, a/k/a 10790 Calumet Avenue in Hanover Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for proposed improvements to an existing school

favorable_____ unfavorable_____ deferred_____ vote_____

6. **23-SE-09 PC – Tri -Creek School Corporation – Andy Anderson, Superintendent, Owner and Bledsoe Riggert Cooper James – William S. Riggert, PE, Petitioner**

Located approximately 2/10 of a mile west of U.S. 41 (Wicker Boulevard) on the south side of 181st Avenue, a/k/a 11601 W. 181st Avenue in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Zoning Ordinance, Sec. 2.10 (A) (3), Educational Institution.

Purpose: To allow a revision to a Special Exception for additions and proposed improvements to Lake Prairie Elementary School.

favorable_____ unfavorable_____ deferred_____ vote_____

7. **A PROPOSAL TO AMEND THE UNINCORPORATED LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE NO. 2560**, adopted June 13, 2023, specifically, Article 22 | Terminology, Section 154-22-230 – Definitions of Words and Terms Beginning with “S”; Article 12 | Subdivision Design and Improvements, Section 154-12-50 – Streets, Subsection E – Street Rights-of-Way, Table 12-1; Article 12 | Subdivision Design and Improvements, Section – 154-12-50, Streets, Subsection B – Right of Way Dedication; and, Appendix 6: Road Construction Specifications.

8/16/2023 Recommended for approval by Plan Commission to Lake County Council (6-3)

9/12/2023 Rejected by Lake County Council (4-2) returned to Plan Commission pursuant to I.C. 36-7-4-607 (e)(4)

favorable_____ unfavorable_____ deferred_____ vote_____

IX. Site Development Plans Approved by Staff

1. **23-SDP-26 PC – Steve & Lori Adams, Owners/Petitioners**

Located approximately 2/10 of a mile east of State Road 55 on the south side of 240th Avenue, a/k/a 407 W. 240th Avenue in Cedar Creek Township.

Purpose: Development in a C-1 Floodway.