

**TENTATIVE AGENDA
LAKE COUNTY BOARD OF ZONING APPEALS
WEDNESDAY, MARCH 18, 2026 – 6:30 P.M.**

MEETING CAN BE VIEWED BY GOING TO LAKECOUNTYIN.GOV

- 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. Minutes**
- VI. Communications**
- VII. Old Business**
- VIII. New Business**

- 1. 26-SE-01 BZA – Shane Botma, Owner/Petitioner**
Located approximately 3/10 of a mile south of W. 185th Avenue on the east side of White Oak Street, a/k/a 18759 White Oak Street in West Creek Township.

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 90, Sand and Soil Excavation Regulations, Section (C), Special Exception Approval Required, no sand or soil excavation may occur until Special Exception approval is granted pursuant to 154-17-100.

Purpose: To allow the excavation of a pond.

approved_____ denied_____ deferred_____ vote_____

2. 26-UV-02 BZA – Crossroads Young Men’s Christian Association, Inc., Owner/Petitioner

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

Request: Variance of Use from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 10, Development in a Floodplain, Section A, Floodway.

Purpose: To allow dredging/earthwork within a floodway.

approved_____denied_____deferred_____vote_____

3. 26-SE-02 BZA – Crossroads Young Men’s Christian Association, Inc., Owner/Petitioner

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

Request: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.

Purpose: To allow the deposit of solid fill.

approved_____denied_____deferred_____vote_____

4. 26-V-02 BZA – Guru Nanak Dev., Inc., Owner and Harwinder Singh, Petitioner

Located at the southwest quadrant at the intersection of Grant Street and W. Ridge Road, a/k/a 1601 W. Ridge Road in Calumet Township.

Request: A Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 3, Business Districts, Chapter 30, Lot and Building Regulations, Sec. (A), Table of Regulations, Table 3-3: Business District Lot and Building Regulations, Minimum Street Setbacks in a B-2 (Rural Business Zone), Minimum Street Setback 60-feet on a Major Arterial and a 50-foot Street Setback on a Minor Arterial .

Purpose: For the purpose of allowing a 33- foot Setback from a Major Arterial Street (Ridge Road) and a 36-foot setback from a Minor Arterial Street (Grant Street) for a gas station canopy and fuel pumps.

approved_____denied_____deferred_____vote_____

STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-01

Date: March 18, 2026

Parcel numbers: 45-19-29-300-015.000-037

GENERAL INFORMATION:

Owner: Shane Botma

Petitioner: Shane Botma

Requested Action: Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 16, Additional Regulations of General Applicability, Chapter 80, Solid Fill Regulations, (A), Special Exception Required

Purpose: To allow for the excavation of solid fill for an existing pond.

Location: Located approximately 3/10ths of a mile south of W. 185th Avenue on the east side of White Oak Street, aka 18759 White Oak Street in West Creek Township

Size: 9.6 acres (3.2 acre lot + 6.4 acre lot)

Existing Zoning and Land Use: A-1; Agricultural

Surrounding Zoning and Land Use: North: A-1; Agricultural & R-1; Residential

East: A-1; Agricultural

South: A-1; Agricultural

West: A-1; Agricultural

Comprehensive Plan: This property is targeted for residential, single-family and agricultural use (the property consists of two parcels).

AGENCY COMMENTS:

Health Department: No issues or concerns.
Highway: No objections.
Surveyor: Conditional approval. Requires an as-built drawing.

BACKGROUND INFORMATION:

ANALYSIS:

The Petitioner is requesting a Special Exception to allow for an after-the-fact retention pond in the eastern yard of his property.

The petitioner states that his property experienced flooding prior to the development of this pond, and states that he was not aware that this development required special exception approval.

Based on aerial and GIS analysis of the property by the surveyor's office, they would have required the following items from the petitioner:

1. Pond profile to see depth and side slopes
2. Runoff Calculations
3. Outfall calculations for proposed control structure and peak elevations
4. Emergency overflow calculations
5. Outfall erosion control and possibly a level spreader (pond appears to flow onto the adjoining property as sheet flow)
6. SWPPP for disturbance (> 1 acre [3.71 acres])

Compliance with Comprehensive Plan: The eastern parcel is targeted for agricultural use
The western parcel is targeted for residential use

Compatibility with Neighborhood: Dependent on the impacts of the retention pond.

Environmentally Sensitive Areas: None

Traffic implications: None.

Access and street design N/A

Stormwater management:	N/A
Infrastructure fees	N/A
Attached:	Findings of Fact, Site Plan, and Comp Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also 154-17-010.K).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.

Findings of Fact

SPECIAL EXCEPTION

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall largely base their recommendation on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Special Exception. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Special Exception will be deemed essential or desirable to the public convenience or welfare because:

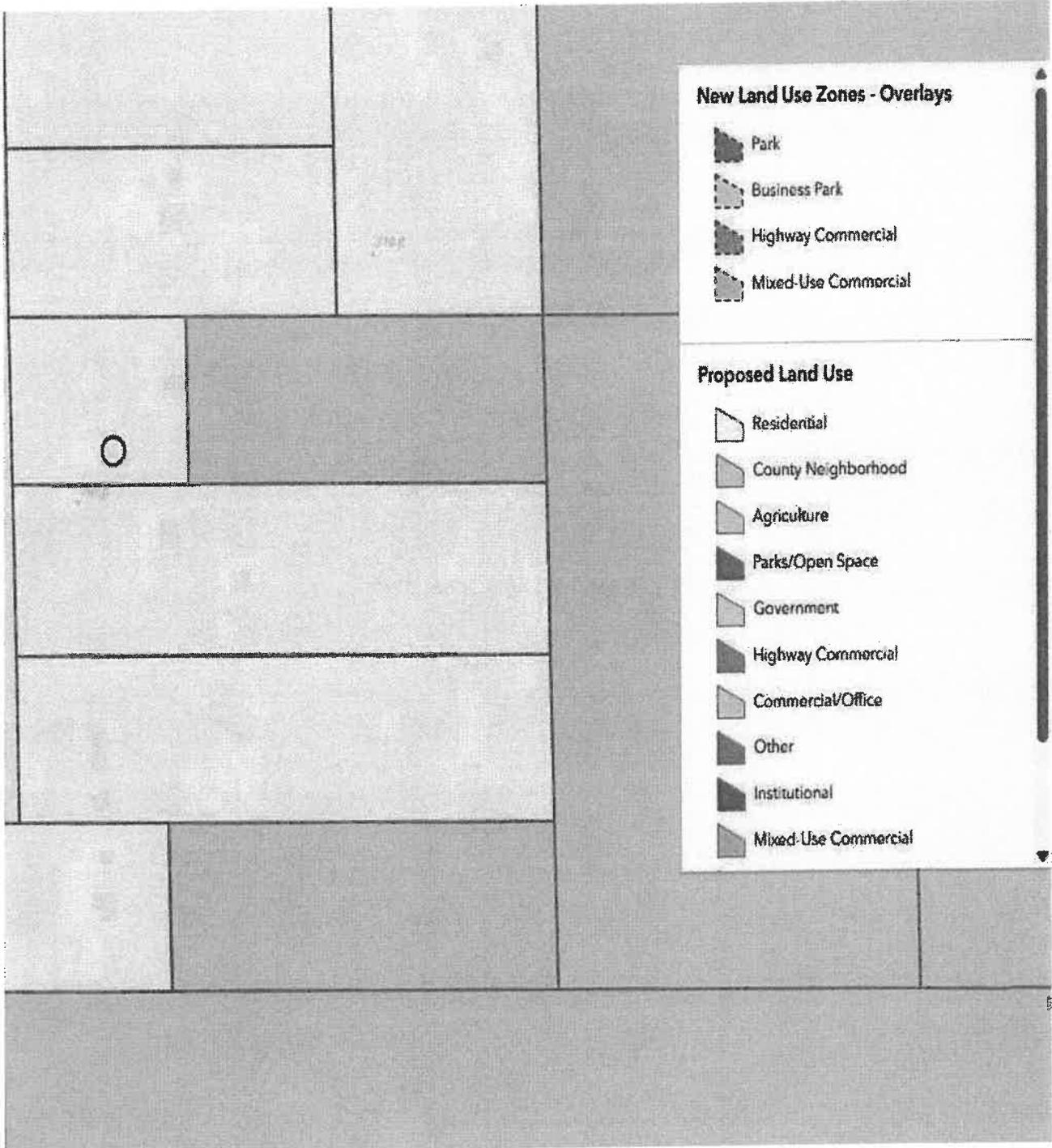
the retention pond dug is way off back away
from any driveway or STREET. And solved the
Flooding Issue Not Only to My Barn and
Live Stock, Pastures But also Solved the
Flooding to the Neighbors yard to the North
; and,

2. Approval of the Special Exception will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

Solved the Flooding Issue to Our Property
Barn and Pastures and also to the
Property North of Our farm. Everytime time
there was a Heavy Rain Back of Barn would
Flood to the Extreme of Being In tack Room
and BACK STALL
; and,

3. Approval of the Special Exception will be in harmony with the various elements or objectives Master Plan because:

Solved Major Flooding and also we will
use Retention for Erection to Our Farm Property
and Hay.



STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-SE-02 & 26-UV-02

Date: March 18, 2026

Parcel numbers: 45-16-30-300-006.000-041
45-16-30-300-007.000-041
45-16-30-401-001.000-041

GENERAL INFORMATION:

Owner:	Crossroads YMCA
Petitioner:	Crossroads YMCA
Requested Action (1):	Variance of Use from the Unincorporated Lake County Unified Development Ordinance, Title 154 Article 16, Additional Regulations of General Applicability, Chapter 10, Development in the Floodplain, (A), Floodway
Purpose (1):	To allow dredging/earthwork within a floodway.
Requested Action (2):	Special Exception from the Unincorporated Lake County Unified Development Ordinance, Title 154, Article 16, Additional Regulations of General Applicability; Chapter 80, Regulations for Solid Fill, (A), Special Exception Approval Required.
Purpose (2):	To allow the deposit of solid fill.
Location:	Located approximately 3/10ths of a mile west of Chase Street on the north side of W. 141 st Avenue aka 3838 W 141 st Avenue in Center Township.
Size:	141.06 Acres total; 12.6 acres disturbed
Existing Zoning and Land Use:	A-1; Agricultural; Class A recreational use
Surrounding Zoning and Land Use:	North: A-1; Agricultural

East: A-1; Agricultural & R-1
Residential

South: A-1; Agricultural

West: A-1; Agricultural

Comprehensive Plan:

This property is targeted for parks and open space use.

AGENCY COMMENTS:

Health Department:

No issues or concerns.

Highway:

No comments.

Surveyor:

Will not be approved until the petitioner produces the following:

1. Full Engineering Drawings
2. Specifications
3. Runoff and storage calculations

The petitioner must also comply with the lake county stormwater management ordinance including a stamped "as-built" certification of engineering plans previously approved by Lake County Surveyor.

No objections to earthwork in the floodplain due to dredging existing ponds.

BACKGROUND INFORMATION:

ANALYSIS:

NOTE: Approval cannot be granted for either the special exception or the variance of use for this project until IDNR approval for development in a riverine floodway has been granted and submitted to the Lake County Plan Commission.

The Petitioner is requesting a Special Exception and a variance of use to allow for the dredging of two ponds in a riverine floodway, and the deposit of fill due to dredging of existing ponds in the floodway.

This operation is being pursued to increase the depth of two existing ponds on the property to allow for recreational use including kayaking and fishing. This is accessory to the existing use of the property as a recreational outdoor implement of Crossroads Young Men's Christian Association Incorporated.

This operation disturbs approximately 12.6 acres of land and water area on the property which totals approximately 141.06 acres.

The western lateral half of the property lies almost entirely in a FEMA-designated riverine floodway which encroaches upon the eastern lateral half (including part of the project's easternmost pond) to the immediate west and north west of the YMCA's principal structures on the property.

Compliance with Comprehensive Plan:

This development is complementary to the proposed use of this land for parks and open space.

Compatibility with Neighborhood:

Complements the current use, which is compatible with the surrounding community.

Environmentally Sensitive Areas:

Riverine Floodways

Traffic implications:

None.

Access and street design

N/A

Stormwater management:

N/A

Infrastructure fees

N/A

Attached:

FEMA FIRMette Findings of Fact, Site Plan, and Comp Plan

According to our Unified Development Ordinance:

Special exception uses may be approved only if the board of zoning appeals determines and makes written findings that the following facts have been established:

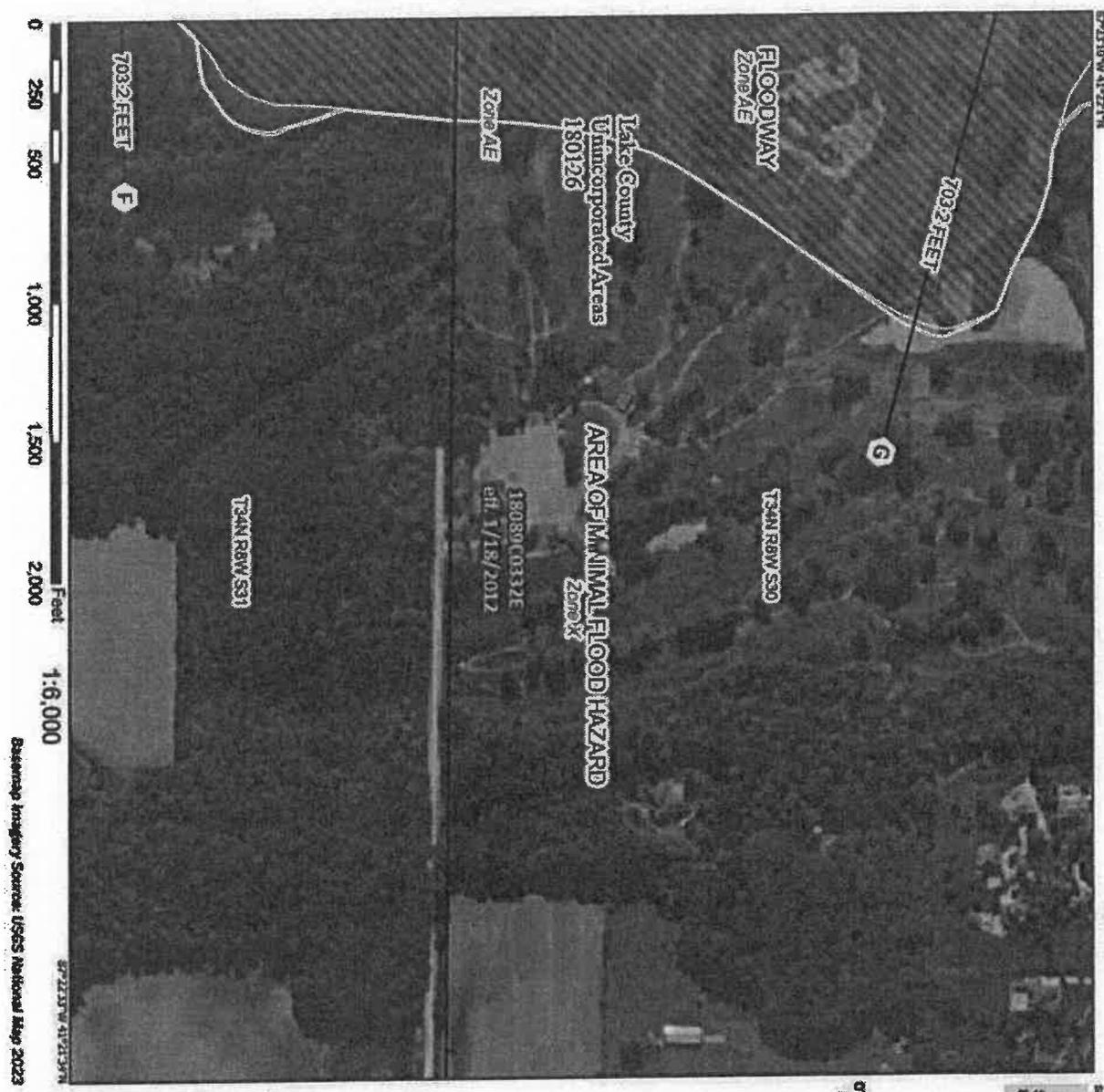
1. Approval of the proposed special exception will not endanger the public health, safety, or general welfare of the community;
2. The special exception use will not be injurious to the use, value, or enjoyment of other property in the immediate vicinity;
3. The establishment of the special exception use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. The use will be adequately served by utilities, streets, drainage, emergency services and other essential public facilities and services;
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets; and The development will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity, based upon the comprehensive plan.

The board of zoning appeals may accept or require written commitments concerning the use or development of property that is the subject of a special exception application, as specified under Indiana Code § 36-7-4-1015 (See also 154-17-010.K).

Special exception approval lapses and has no further effect unless a zoning permit is obtained within 12 months of the date of special exception approval. The board of zoning appeals is authorized to extend the expiration period by up to 12 additional months if an extension request is submitted to the director before the special exception approval expires. Extension requests must be processed in accordance with the special exception approval procedures of this section, including applicable fees, notices, and hearings. A special exception also lapses upon revocation of a building permit for violations of conditions of approval or upon expiration of a building permit.

Approved special exceptions run with the land and are not affected by changes of tenancy, ownership, or management. All conditions of approval remain in effect regardless of changes in tenancy, ownership, or management.

National Flood Hazard Layer FIRMette



Legend

SEE THE REPORT FOR DETAILED LEGEND AND EXACT MAP FROM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, X, or Z With BFE or Depth Zone AE, AH, AV, VE, VE1 Regulatory Floodway
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OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 5% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Flood Conditions 1% Annual Chance Flood Hazard Zone 2 Areas with Reduced Flood Risk due to Levees, Sea Walls, Zone 1 Areas with Flood Risk due to Levees Zone 3
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OTHER AREAS	100-year Area of Potential Flood Hazard Zone 2 Elevation Limits Area of Undersaturated Flood Hazard Zone 3
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dam, or Floodwall

OTHER FEATURES	1% Annual Chance Sections with 1% Annual Chance 1% Annual Chance Sections Channel Transition Base Flood Elevation Line (BFE) Link of Study Jurisdiction Boundary Channel Transition Boundary Floodplain Boundary Hydrographic Features
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MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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The job displayed on this map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The basemap system complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHA web services provided by FEMA. This map was updated on 3/23/2023 at 3:43 PM, and does not reflect changes or amendments subsequent to this date and time. The NFHA and other information may change or become superseded by new data over time.

This map should be used if the user or areas of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, panel panel number, and panel edition date. Map imagery for unpopulated and unincorporated areas cannot be used for regulatory purposes.

SPECIAL EXCEPTION

FINDINGS OF FACT

1. Approval of the Special Exception will/will not be deemed essential or desirable to the public convenience or welfare because:

~~It will be desirable to the public. The purpose of the dredging of the ponds is to increase depth so the ponds can be used for canoeing and other active functions ideal for outdoor camps.~~

_____ ; and,

2. Approval of the Special Exception will/will not adversely affect the use or enjoyment of property adjacent to the area of the proposed Special Exception because:

~~It will not adversely affect the surrounding area. The current use is a public recreation facility. The earthwork associated with the dredging will respread on-site outside the limits of existing floodplain.~~

_____ ; and,

3. Approval of the Special Exception will/will not be in harmony with the various elements or objectives Master Plan because:

~~It will be in harmony with the various elements or objectives master plan because a youth camp is a positive recreational activity.~~



NOT FOR CONSTRUCTION

C103
 25/06/10
 02/10/10



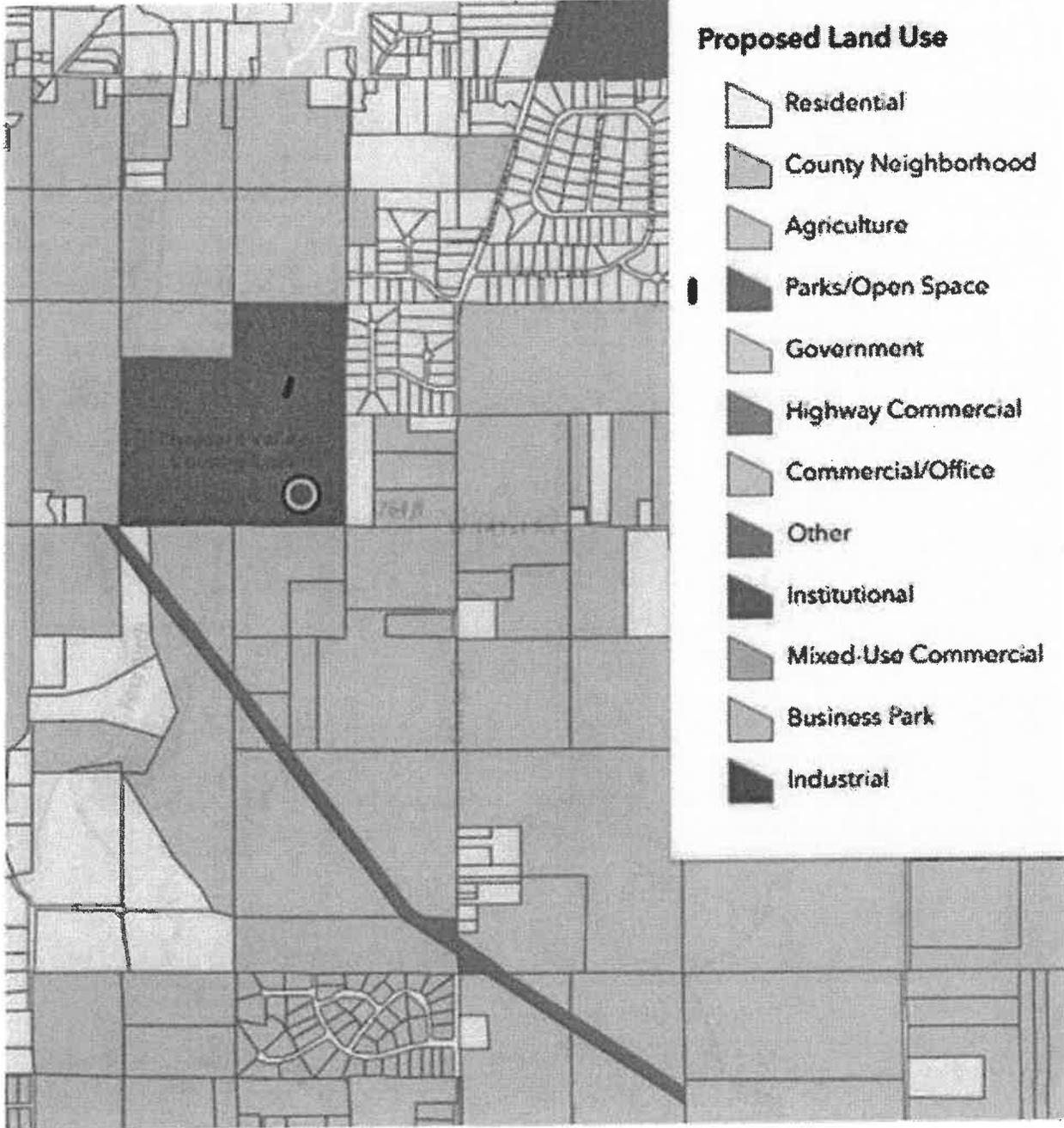
YMCA Tri-Hills - Dredging

Overall Site Plan

DATE	DESCRIPTION

CROSSROADS YMCA
 100 W. Burrell Dr.
 Crown Point, IN 46307





STAFF REPORT

To: Lake County Board of Zoning Appeals

Prepared by: Kenneth Wolfrum

Case number: 26-V-02

Date: March 18, 2026

Parcel numbers: 45-08-29-236-012-000-001

GENERAL INFORMATION:

Owner:

Guru Nanak Dev, Inc.

Petitioner:

Harwinder Singh

Request:

Variance from Development Standards from the Unincorporated Lake County Unified Development Ordinance Title 154, Article 3, Business Districts, Chapter 30, Lot and Building Regulations, Sec. (A), Conventional Development Regulations, Table 3-3, lot and building regulations for conventional development in Business Districts along a major arterial street, Building Setbacks in a B-2 Zone, 50-foot setback required on minor arterial roads and 60-foot setback required on major arterial roads, 50-foot setback required on a minor arterial road, 20-foot setback requested.

Purpose:

To allow a 38-foot setback for canopy & pumps at a proposed fueling station with a convenience store.

Location:

Located at the SW at the intersection at Grant Street and W Ridge Road aka 1601 W Ridge Road in Calumet Township.

Size:

0.78

Existing Zoning and Land Use:

B-2; Business

Surrounding Zoning and Land Use:

North: City of Gary
East: B-2; Business
South: B-2; Business
West: B-2; Business

Comprehensive Plan:

This property is targeted for commercial and business uses

AGENCY COMMENTS:

Health Department:

Approved; No Issues or Concerns tying into the existing sewer.

Highway:

No comments
(Note: Grant St. south of Ridge Rd. is under the jurisdiction of Gary)

Surveyor:

No Objection

Note: A storm water review, detention, wetland delineation, and/or impact study, as applicable, will be required before moving forward with submittals of the development plan.

BACKGROUND INFORMATION:

The Petitioner would like to construct a gas station, the pumps and canopy of which crosses the platted 60-foot and 50-foot building setbacks to the north and east respectively. The property has two (2) street setbacks, one to its immediate north (Route 6) and one to its immediate east (Grant Street). The property owner would like to install gas station that encroaches over the platted 60-foot and 50-foot building setbacks. The proposed location of the gas station will result in a 38-foot setback from the street right-of-way for Route 6 and Grant St for a gas station canopy and fuel pump islands for a gas station and convenience store.

ANALYSIS:

Compliance with Comprehensive Plan:

This property is targeted for mixed-use commercial and commercial/office use.

Compatibility with Neighborhood:

Business districts exist on all corners of the intersection of Route 6 and Grant Street.
Compatible with this use.

Environmentally Sensitive Areas:

None

Traffic implications:

To and from Route 6 and Grant Street through the gas station parking lot. Additional slowing of traffic through customers turning from Route 6 and Grant Street into and out of the gas station.

Access and street design

Same as above.

Stormwater management:

N/A

Infrastructure fees

N/A

DEFICIENCIES AND DISCREPANCIES:

None observed

Attached:

Findings of Fact, Site Plan, and Comp Plan

ORIGINAL STATION LAYOUT

REGISTERED
SURVEYOR
PLAT

KRULL & SON
CIVIL ENGINEERS AND SURVEYORS

REGISTERED
SURVEYOR
PLAT

WILLIAM J. KRULL
REGISTERED SURVEYOR No. 522

INDIANAPOLIS, INDIANA
AMERICAN TRILEY AND SURVEYING BUREAU, 607E and
HOBART, INDIANA

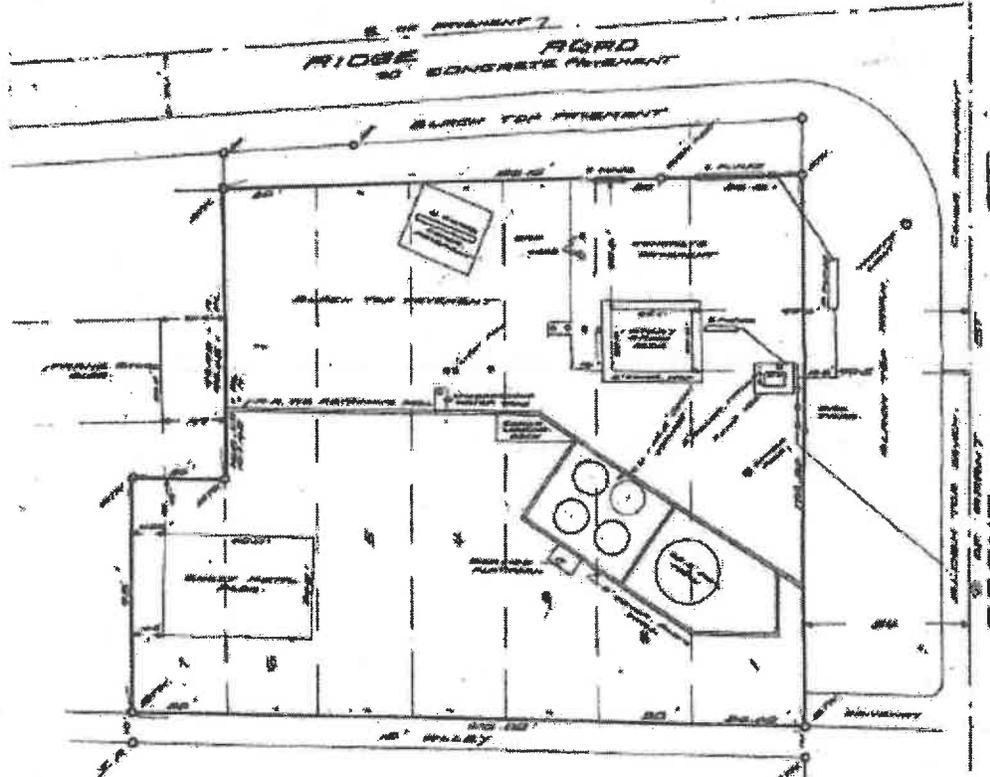
ROBERT A. KRULL
REGISTERED SURVEYOR No. 522

NO. 1000
1917

PLAT OF SURVEY

NO. 1000
1917

NAME OF OWNER: Rolling Oil Company
STREET ADDRESS: 1600-1695 West Ridge Road
DESCRIPTION OF PROPERTY: Lots 1-6, both inclusive, and the South 75 feet of Lot 7 in Block 1, Lehm's 1st Addition to Gary.



EXPLANATIONS

NO DIMENSIONS SHOWN OR ATTACHED BY SCALE MEASUREMENTS UPON THE PLAT

TOP OF PLAT IS NORTH
SCALE 1/4" = 100 FT

STATE OF INDIANA
COUNTY OF LAKE

MARKED, 1000, 1917

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED
PROPERTY ACCORDING TO THE ORIGINAL RECORDS AND THAT THE PLAT
HEREON BEARING CORRECTLY REPRESENTS THE SAME.

Robert A. Krull

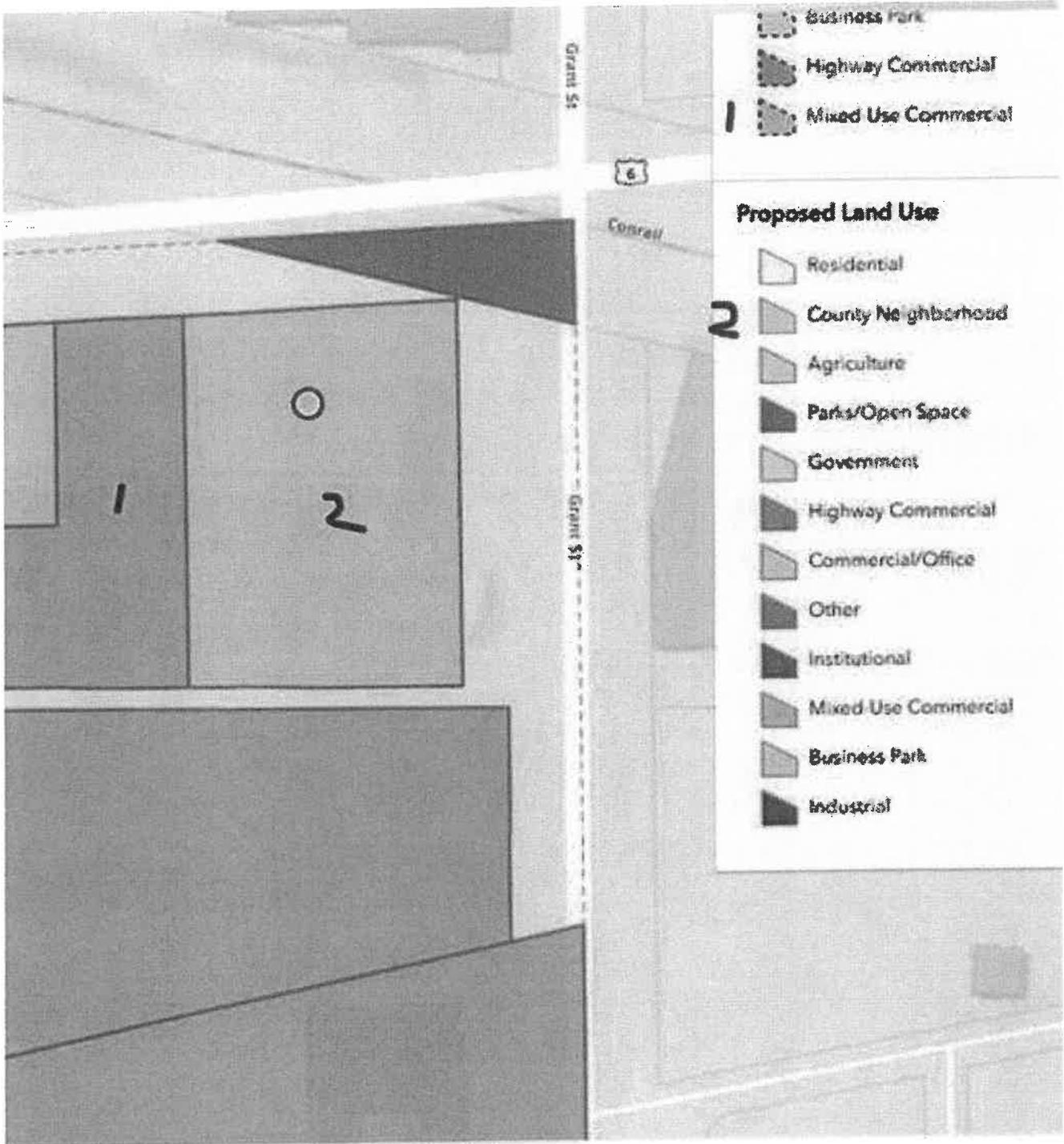
NOTE—Contractor or builder should be notified to verify and maintain on the ground the poles, monuments, etc., as noted in this plat, with the station
poles, etc. shown on the plat, before building on the same, and ALL WORK must be done to conform with the plat, and ALL WORK must be done to conform with the plat, and ALL WORK must be done to conform with the plat.

FIELD BOOK NO. 1000 PAGE 1000

PLAT NO. 1000

PRINTED BY J. C. LAMAR, INC.





Findings of Fact

VARIANCE FROM DEVELOPMENT STANDARDS

In preparing and considering proposals under the law, the Lake County Board of Zoning Appeals shall base their decision on the following three requirements. Determining findings for the following criteria is required as part of the process. It is a requirement that each petitioner address the following items in order to apply for a Variance from Development Standards. If additional space is needed, you may use extra sheets of paper. Please make your answers as clear, concise and legible as possible.

1. Approval of the Variance will not be injurious to the public health, safety, morals, and general welfare of the community because:
THE BUILDINGS AS A CONVENIENCE STORE PROVIDE TYPICAL CONVENIENCE STORE ITEMS, AS WELL AS A VERY TASTY PIZZA TO GO. THE GAS IS TYPICALLY SOLD AT A VERY REASONABLE PRICE. THE REMOVAL OF OLD AND REPLACEMENT WITH NEW WILL; and,
ELIMINATE THE HAZARD OF BUILDINGS NEAR CONDEMNATION.

2. The use and value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner because:
THE EXISTING BUILDING AND TRAILING WILL BE REMOVED TO ALLOW FOR A NEW BRICK BUILDING, NEW BLACKTOP AND 5 GAS PUMPS. IT WILL BE AN ARCHITECTURAL IMPROVEMENT AND AN ADDED CONVENIENCE TO THE NEIGHBORHOOD.; and,

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
TO INGEST THE GAS PUMPS AND CANOPY WERE WITHIN THE SETBACK LINES IN FRONT

WOULD MAKE A GAS STATION IMPOSSIBLE TO BUILD. THE PREVIOUS STATION'S CANOPY HUNG RIGHT ABOVE THE FRONT P/L. THIS DESIGN PUTS THE CANOPY NEAR 40' BACK FROM FRONT P/L.

The Planning Staff acknowledges that additional evidence and comments will be made at the public hearing and may be included in the Board of