



## AGENDA

**MONDAY – DECEMBER 2, 2024 – 6:30 PM**

Council Chambers, City Hall; 6070 Central Avenue, Portage, Indiana

### CALL TO ORDER

### ROLL CALL & DETERMINATION OF QUORUM

### APPROVAL OF MINUTES – NOVEMBER 4TH, 2024

**REPORTS OF OFFICERS & COMMITTEES** – Plan Commission member appointment to the Board of Zoning Appeals.

### OLD BUSINESS: PUBLIC HEARING

**P-02-24:** RCJJ Development LLC c/o Charles Paddock, 14400 Lakeshore Drive, Cedar Lake, Indiana, seeking primary plat approval for Sandy Trails Subdivision, approximately 54 acres + / - consisting of 153 lots to construct Single Family Attached Dwelling Units south of the 5400 block of U.S. Highway 6.

### NEW BUSINESS:

**S-02-24:** Davinder Singh c/o Integrated Construction Solutions, 11035 Broadway, Crown Point, Indiana, seeking to amend the plat of Lot 2, Grand Pointe Plaza into two lots. (First Replat of Lot 2, Grand Pointe Plaza Lot 2A & 2B, located at 6580 and 6590 U.S. Highway 6).

**SP-08-24:** Davinder Singh c/o Integrated Construction Solutions, 11035 Broadway, Crown Point, Indiana seeking Site Plan approval to construct a multi-tenant building that includes a gas station at 6590 U.S. Highway 6.

**S-03-24:** Lakeshore Development LLC c/o Cameron Wignall, Olthof Homes, 8051 Wicker Avenue, Suite A, St. John, Indiana, seeking Secondary Plat for 31 lots in Rivertrace Subdivision Phase 1 at the south side of the 5400 Block of Lute Road.

## **NEW BUSINESS: PUBLIC HEARING**

**P-03-24:** Luke Land, LLC c/o Daniel Tursman, 3592 North Hobart Road, Hobart, Indiana, seeking primary plat approval of Luke Store 247 Subdivision, approximately 1.56 acres + / - consisting of 1 lot to construct a Luke Oil Gas Station at 6375 Central Avenue (including 6349 Central Avenue former Beef Mart Building).

**Z-05-24:** Lennar Homes of Indiana, Incorporated c/o Todd A. Leeth, Leeth Law LLC, 2700 Valparaiso Street, #2412, Valparaiso, Indiana, requesting a Change of Zoning from R2 (Low Density Residential) to R3 (Medium Density Residential) for Swanson Trails Planned Development consisting of 80.13 acres +/- located along the northwest corner of County Road 700 North and along the west side of Swanson Road - Parcels 64-05-26-151-003.000-016; 50.13 acres and 64-05-26-351-001.000-016; 30.00 acres.

**Z-06-24:** Lennar Homes of Indiana, Incorporated c/o Todd A. Leeth, Leeth Law LLC, 2700 Valparaiso Street, #2412, Valparaiso, Indiana, requesting a Change of Zoning from R3 (Medium Density Residential) to PD-R3 for Swanson Trails Planned Development consisting of 80.13 acres +/- located along the northwest corner of County Road 700 North and along the west side of Swanson Road - Parcels 64-05-26-151-003.000-016; 50.13 acres and 64-05-26-351-001.000-016; 30.00 acres.

**PD-02-24:** Lennar Homes of Indiana, Incorporated c/o Todd A. Leeth, Leeth Law LLC, 2700 Valparaiso Street, #2412, Valparaiso, Indiana, seeking a favorable recommendation to City Council for Swanson Trails Preliminary Development Plan located along the northwest corner of County Road 700 North and along the west side of Swanson Road - Parcels 64-05-26-151-003.000-016; 50.13 acres and 64-05-26-351-001.000-016; 30.00 acres.

Any other matters that may come before this Plan Commission.