



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Sergio Mendoza, Planning Director

**Meeting Date:** August 12, 2025

**Agenda Item:** PC 05-004

**Application Type:** None - CERTIFICATE OF AMENDMENT

**Hearing:** Other Business

**Summary:** Steiner Homes presents a CERTIFICATE OF AMENMENT to change the address of a lot within a recorded subdivision: COMMUNITY RESOURCES INC. LOT 22, from 10117 Allison Road to 444 Jenna Drive.

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**Applicant:** Steiner Homes Ltd

**Property Address:** 10240 Calumet Avenue

**Current Zoning:** CD-4.B General Urban - B District

**Adjacent Zoning:**  
North: CD-3. R2, 60' Lot Single Family Residential  
South: CD-3. R2, 60' Lot Single Family Residential  
East: CD-3. R2, 60' Lot Single Family Residential  
West: CD-3. R3, 60' Lot One and Two Family Residential

**Applicant Requesting:** Approve Certificate of Amendment

**Actions Required:** Review of the Subdivision Control Ordinance (SCO)

**Staff Recommendation:** Approve Certificate of Amendment

**Attachments:** 1. Certificate of Amendment, Recorded – Exhibit A

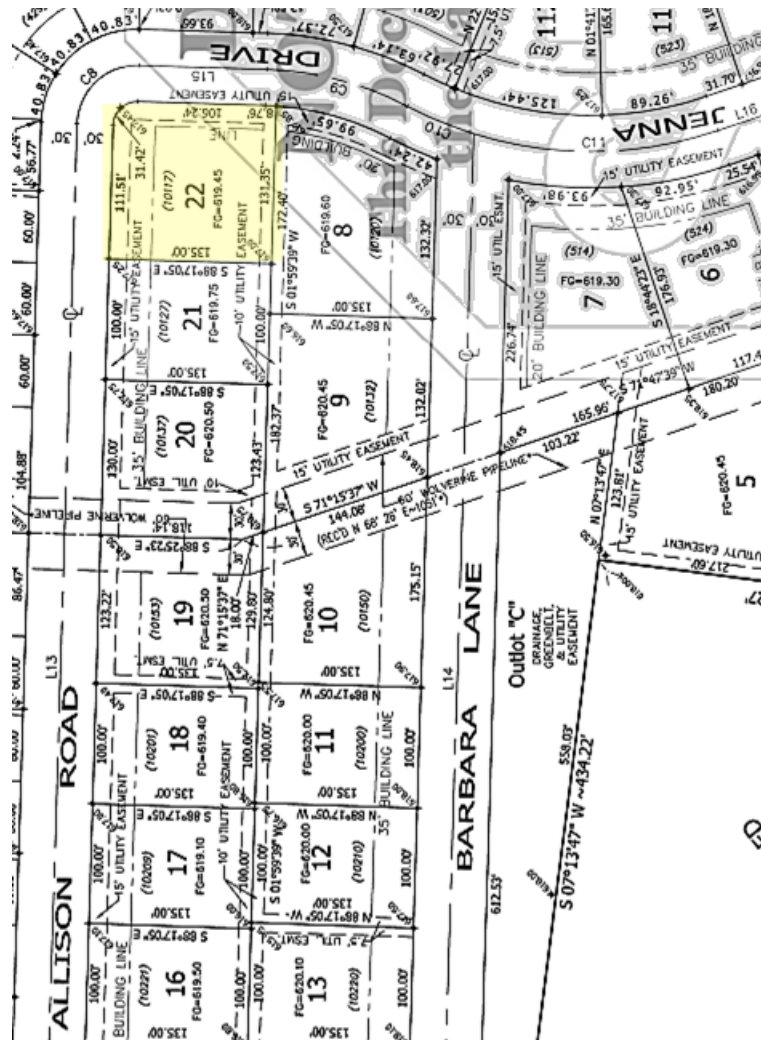
## SITE LOCATION

The residential lot is located at the southeast corner of Allison Road and Jenna Drive in Community Estates Subdivision, north of Donna Drive and west of Columbia Avenue.



## PROPOSAL

A request to amend COMMUNITY RESOURCES INC. Subdivision via a CERTIFICATE OF AMENDMENT to recognize a second address on a corner lot. Said subdivision was recorded on November 21, 2005 at Lake County, Indiana as DOC 2005-102228 and secured in Plat Book 98, page 50. The CERTIFICATE OF AMENDMENT was recorded on June 5, 2025 at Lake County, Indiana as DOC 2025-014309. The property owner of LOT 22, Steiner homes, is requesting that the recorded lot commonly known as 10117 Allison Road to have a secondary address be recognized as 444 Jenna Drive. The purpose of this request is to change the orientation of a new construction home that will front Jenna Drive.



### **SUBDIVISION CONTROL ORDINANCE CODE REVIEW**

#### **Sec. 26-278. Action by plan commission.**

After the public hearing provided for in section 26-277, the commission may, if it finds the preliminary plat meets all the requirements, take the following action:

- (1) Grant primary approval as to the general acceptability of the layout as submitted.
- (2) Introduce such changes or revisions as are deemed necessary to the interests and needs of the community.

#### **Sec. 26-292. Contents.**

The final plat shall be prepared at the same scale as the preliminary plat and shall show:

...

- (21) Certificates for approval by the commission.

**Sec. 26-294. Action by plan commission.**

Within a reasonable time after application for secondary approval of the plat, the commission shall approve or disapprove the plat. If the commission approves the plat, it shall date it and affix the commission's seal upon the plat, together with the certifying signatures of its president and secretary. If the commission disapproves the plat, it shall set forth the reasons therefor in its records and provide the applicant with a copy of such findings. Recording of the plat with the county auditor is required prior to the town accepting the final plat as a legally executed plat

**STAFF FINDINGS AND RECOMMENDATION**

Staff finds that the Plan Commission has authority over all plat amendments, replats, and plat vacations and that the proposed recorded Certificate of Amendment is a *plat amendment* to change a previously recorded subdivision plat.

Staff also finds evidence that the Plan Commission has previously taken appropriate action in meeting the public hearing requirements for granting final approval. And that the final plat was prepared and recorded the same as presented for preliminary review by the Plan Commission, and is in compliance with the Subdivision Control Ordinance and any waivers previously granted by the Plan Commission.

Finally, with no other proposed plat amendments, staff would recommend acceptance of the recorded Certificate of Amendment, found in Exhibit A

**RECOMMENDATION**

The Plan Commission may consider the following motion:

Motion to approve the CERTIFICATE OF AMENDMENT for LOT 22 of COMMUNITY RESOURCES INC. ADDITION, BLOCK 5, including all discussion and findings.

**EXHIBIT A**

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

**2025-014309**  
10:30 AM 2025 Jun 5

**CERTIFICATE OF AMENDMENT**

To amend the address of Lot 22, Community Resources, Inc., an Addition to the Town of Munster, Lake County, Indiana, as recorded in Plat Book 98, page 50 in the Office of the Recorder of Lake County, Indiana.

**LOT NUMBER**  
22

**RECORDED ADDRESS**  
10117 ALLISON ROAD

**AMENDED ADDRESS**  
444 JENNA DRIVE

STATE OF INDIANA) §  
COUNTY OF LAKE )

I, Gary P. Torrence, hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed under the Laws of the State of Indiana, that I have prepared this Certificate of Amendment for the purposes stated hereon, and that the information herein is true and correct to the best of my knowledge and belief.

Witness my hand and Seal this 4<sup>th</sup> day of June, 20 25.

Gary P. Torrence  
Gary P. Torrence, Registered Indiana Land Surveyor #S0514  
Gary P. Torrence, Professional Engineer #18376

**FILED**

JUN 05 2025

STATE OF INDIANA) §  
COUNTY OF LAKE )

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Before me, the undersigned Notary Public, in and for the County and State aforesaid, did this day appear Gary P. Torrence, personally known to me as the same person who signed the attached certificate, and did acknowledge to me the execution of this instrument as his free and voluntary act and deed.

Witness my hand and Notarial Seal this 4<sup>th</sup> day of June, 20 25.

County of Residence: LAKE  
My Commission Expires: 3/26/2026  
Nancy Ann Riley  
Notary Public

