



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING
January 16, 2019 7:00 P.M.**

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

- ☐ Heather Dessauer
- ☐ Chuck Becker
- ☐ John Kiepura
- ☐ John Foreman
- ☐ Richard Sharpe
- ☐ Jerry Wilkening

- ☐ Greg Parker
- ☐ Donald Oliphant, Town Engineer – CBEL
- ☐ David Austgen, Town Attorney
- ☐ Tim Kubiak, Director of Operations
- ☐ Michelle Bakker, Building Administrator
- ☐ Recording Secretary

1. Nomination and Appointment of Officers:

President: _____

Motion: _____ 1st _____ 2nd _____

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

Vice President: _____

Motion: _____ 1st _____ 2nd _____

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

2. Retention of Services:

Legal Services: _____

Motion: _____ 1st _____ 2nd _____

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	

Engineering Services: _____

Motion: _____ 1st _____ 2nd _____

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

3. Appointments:

Board of Zoning Appeals: _____

Unsafe Building Department: _____

Motion: _____ 1st _____ 2nd _____

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

Minutes:

November 21, 2018 Public Meeting and December 5, 2018 Work Session

Motion:		1 st		2 nd			
Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

Old Business:

1. Summer Winds Commercial LLC-Final Plat

Owner/Petitioner: Summer Winds Commercial LLC, 11125 Delaware Parkway, Crown Point, IN 46307
 Vicinity: 9730 Lincoln Plaza Way, Cedar Lake, IN 46303
 Legal Description: Lincoln Plaza West Lot 4 **and** Lincoln Plaza West Lot 5 **and** Lincoln Plaza West Lot 6 Ex. S.123.43ft. **and** Lincoln Plaza West Lot 7 Ex. Pt. of S.243.43ft.
 Tax Key Number(s): 45-15-28-227-006.000-014 **and** 45-15-28-227-007.000-014 **and** 45-15-28-226-005.000-014 **and** 45-15-28-226-004.000-014

Request: Petitioner is requesting Final Plat for a 1-lot PUD Subdivision

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:
5. Commission's Decision:

Motion:		1 st		2 nd			
Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

New Business:

1. Lennar Homes-Rezone/Subdivision-Preliminary Plat

Owner: Duane and Corinne Fritz, 621 Hilbrich Ct., Dyer, IN 46311
 Petitioner: Lennar Homes, Bill Robinson, 1141 East Main St., Ste. 108, East Dundee, IL 60118
 Vicinity: 14325 Wicker Ave., Cedar Lake, IN 46303
 Legal Description: PT S1/2 NW & PT SW NE. S.33 T.34 R.9 E. OF RR. EX N. 995.2FT. 10AC **and** N1/2 NW. SE. S.33 T.34 R.9 20AC **and** NW NE & N.330FT. OF SW NE & N. 330FT. OF SE NW E. OF NYC. RR S.33 T.34 R.9 51.50 91038509 **and** PT SW NE & PT SE NW E OF RR S.33 T.34 R.9 EX N 330FT 22.95AC. EX. N. 330FT. 22.95A.
 Tax Key Number(s): 45-15-33-200-003.000-013 **and** 45-15-33-400-001.000-013 **and** 45-15-33-200-001.000-013 **and** 45-15-33-200-002.000-013

Request: Petitioner is requesting a Rezone to a Planned Unit Development (PUD)

Town of Cedar Lake – Plan Commission
January 16, 2019
Public Meeting

1. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Building Department Comments:
5. Commission's Discussion:
6. Commission's Recommendation to Town Council:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

Request: Petitioner is requesting a Preliminary Plat for a 357-lot Residential Subdivision

1. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Building Department Comments:
5. Commission's Discussion:
6. Commission's Decision:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

2. Birchwood Farms-Rezone/Subdivision-Preliminary Plat

Owner: Hanover Farms, Inc., 8501 Wicker Ave., Ste. A, St. John, IN 46373
 Petitioner: Jeff Yatsko, Olthof Homes, 8051 Wicker Ave., Ste. A, St. John, IN 46373
 Vicinity: 12412 Wicker Avenue, Cedar Lake, IN 46303
 Legal Description: N.159.88ft of S.824.13ft of W.2226.79ft of S.1/2 of SE.1/4 S.17 T.34 R.9 Ex E.416 of S.65.81ft 9.061 Ac; S.664.88FT OF SE1/4 S.17 T.34 R.9 EX. S.215FT OF E.416FT & EX. N.351.89FT OF E.416.0FT 34.91AC; N.505ft of S1/2 SE1/4 S.17 T.34 R.9 Ex E.548.75ft 24.273 Ac
 Tax Key Number(s): 45-15-17-476-008.000-013; 45-15-17-451-002.000-013; 45-15-17-476-007.000-013

Request: Petitioner is requesting a Rezone from Agriculture (A) Zoning District to Residential Planned Unit Development (PUD) Zoning District

1. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Building Department Comments:
5. Commission's Discussion:
6. Commission's Recommendation to Town Council:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

Request: **Petitioner is requesting Preliminary Plat for a one hundred thirty-seven (137) lot Single Family Subdivision**

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:
5. Commission's Decision:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

2. Centennial Phase 10-Performance Letter of Credit

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Avenue, Ste. A, St. John, IN 46373

Vicinity: 141st Avenue, Cedar Lake, IN 46303

Request: **Petitioner is requesting Performance Letter of Credit in the amount of \$263,045.52 to Maintenance Letter of Credit in the amount of \$79,429.41**

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:
5. Commission's Decision:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kieपुरa	Richard Sharpe	John Foreman	Greg Parker	Vote

Update Item:

- 1. Muir Woods Improvements**
- 2. 139th Place/Morse Street**
- 3. Great Oaks Acres – Letter of Credit**
- 4. Hanover High School Lighting**
- 5. Beacon Pointe Unit 1A-Letter of Credit**
- 6. Midwest PGM**

Public Comment:

Adjournment:

Press Session:

Plan Commission Work Session – February 6, 2019 at 7:00 p.m.
Plan Commission Public Meeting – February 20, 2019 at 7:00 p.m.

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.