



**TOWN OF CEDAR LAKE – PLAN COMMISSION
SPECIAL PUBLIC MEETING
& WORK SESSION
February 6, 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 – CBBEL
- ☐ David Austgen, Town Attorney
- ☐ Tim Kubiak, Director of Operations
- ☐ Michelle Bakker, Building Administrator
- ☐ Recording Secretary

SPECIAL PUBLIC MEETING

Old Business:

1. Great Oaks Acres – Letter of Credit

Owner: Robert Henn, 15212 Oakdale, Cedar Lake, IN 46303
Petitioner: Henn & Sons Construction, 13733 Wicker Ave., Cedar Lake, IN 46303
Vicinity: 13077 Wicker Ave., Lot 1, Cedar Lake, IN 46303
Legal Description: Great Oaks Acres Storage Lot 1

Request: Petitioner is requesting a Maintenance Letter of Credit

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 Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

2. Beacon Pointe Unit 1A – Performance Letter of Credit

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
Vicinity: 9505 W. 137th Avenue/13900 Parrish Avenue

Request: Petitioner is requesting Performance Letter of Credit Reduction

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 Kiepora	Richard Sharpe	John Foreman	Greg Parker	Vote

3. 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

Deferred from January 16, 2019 Public Meeting

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 Kiepora	Richard Sharpe	John Foreman	Greg Parker	Vote

4. 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

Deferred from 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 Kiepora	Richard Sharpe	John Foreman	Greg Parker	Vote

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

Deferred from January 16, 2019 Public Meeting

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 Kiepora	Richard Sharpe	John Foreman	Greg Parker	Vote

5. 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
 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)

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

Request: Petitioner is requesting a Preliminary Plat for a 352-lot Residential Subdivision

Deferred from 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 Decision:

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

CLOSE PUBLIC MEETING

WORK SESSION

1. **Schilling Development - Concept Plans: Beacon Pointe East; Beacon Pointe West; Oakwood; Beacon Pointe-Concept PUD Amendment**

Update Item:

1. **139th Place/Morse Street**
2. **Hanover High School Lighting**

Public Comment:

Adjournment:

Press Session:

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