



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING
April 17, 2019 7:00 P.M.**

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

- | | |
|-------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Heather Dessauer | <input type="checkbox"/> Greg Parker |
| <input type="checkbox"/> Chuck Becker | <input type="checkbox"/> Donald Oliphant, Town Engineer – CBBEL |
| <input type="checkbox"/> John Kiepura | <input type="checkbox"/> David Austgen, Town Attorney |
| <input type="checkbox"/> John Foreman | <input type="checkbox"/> Tim Kubiak, Director of Operations |
| <input type="checkbox"/> Richard Sharpe | <input type="checkbox"/> Michelle Bakker, Building Administrator |
| <input type="checkbox"/> Jerry Wilkening | <input type="checkbox"/> Sarah Rutschmann, Recording Secretary |

MINUTES:

January 16, 2019 Public Meeting, February 6, 2019 Special Public Meeting & Work Session, March 6, 2019 Work Session, April 3, 2019 Work Session

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

NEW BUSINESS:

1. BP-Maintenance Letter of Credit

Owner/Petitioner: Herman Fisher
Vicinity: 13302 Wicker Ave., Cedar Lake, IN 46303

Request: Letter of Credit Expires on May 1, 2019

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. Carland-Preliminary Plat 1-Lot Subdivision

Owner/Petitioner: Zbigniew & Malgotzata Czyzewski, 2071 Kentland Dr., Romeoville, IL 60446
Vicinity: 13130 Wicker Ave., Cedar Lake, IN 46303
Legal Description: N.91FT OF E.200FT OF S.1030FT E.1/2 SE SE S.20 T.34 R.9 0.415AC. M/L
Tax Key Number(s): 45-15-20-479-014.000-014

Request: **Petitioner is requesting a one (1) lot subdivision**

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

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

3. Birchwood Farms-Certification

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

Request: **Petitioner is requesting approval of Certification**

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

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

4. Beacon Pointe-PUD Amendment

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
 Vicinity: 9505 W. 137th Avenue
 Legal Description: Part of W1/2 SW1/4 S.27 T.34 R.9 22.37 Ac
 Tax Key Number(s): 45-15-27-351-004.000-014

Request: Petitioner is requesting a PUD Amendment

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

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

5. Beacon Pointe West-Rezone

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
 Vicinity: 13800 Parrish Avenue
 Legal Description: SW NE S.28 T.34 R.9 40AC. SUBJ. TO EASEMENT **and** N2 NW SE S.28 T.34 R.9 20AC. SUBJ. TO EASEMENT
 Tax Key Number(s): 45-15-28-251-001.000-014 **and** 45-15-28-401-001.000-013 **and** 45-15-28-426-009.000-013 **and** 45-15-28-426-006.000-013

Request: Petitioner is requesting a Rezone from Agriculture to RT, R2 and B1

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

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

6. Oakwood-Rezone

Owner/Petitioner: Cedar Lake Residential LLC, PO Box 677, St. John, IN 46373
Vicinity: 10918 W. 129th Avenue
Legal Description: Pt. of NW.1/4 S.21 T.34 R.9 Ly'ng W. of RR & E. of Highway 41.9Ac
Tax Key Number(s): 45-15-21-151-025.000-014

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

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

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

Update Item:

1. **139th Place/Morse Street**
2. **Hanover High School Lighting**
3. **Lifehouse Homes-Concept Plan-deferred to 5/1/19**
4. **Lennar Homes-Preliminary Plat-deferred to 5/15/19**
5. **Summer Winds Commercial LLC-Final Plat-deferred to 5/19**
6. **Summer Winds Subdivision-Lighting**
7. **Comprehensive Master Plan**

Public Comment:

Adjournment:

Press Session:

Plan Commission Work Session – May 1, 2019 at 7:00 p.m.
Plan Commission Public Meeting – May 15, 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.