



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION
JULY 10, 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
- ☐ Sarah Rutschmann, Recording Secretary

OLD BUSINESS:

1. Lennar Homes- Subdivision-Preliminary Plat

Owner: Lennar Homes of Indiana, 1141 East Main St., Ste. 108, East Dundee, IL 60118

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 Preliminary Plat for a 352-lot Residential Subdivision

Deferred to the May 15, 2019 Public Meeting

Deferred from June 19, 2019 Public Meeting

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

2. Papiese – 1-Lot Subdivision

Owner/Petitioner: Richard & Karen Papiese, 9710 Genevieve Dr., St. John, IN 46373

Vicinity: 8029 Lake Shore Dr., Cedar Lake, IN 46303

Legal Description: PT. E2. NE. S.22 T.34 R.9 .58 A

Tax Key Number(s): 45-15-22-288-004.000-014

Request: Petitioner is requesting a Preliminary Plat for 1-Lot Subdivision

Deferred from June 19, 2019 Public Meeting

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

3. Lotton – Concept Plan-Bay Bridge

Owner: JAVD LLC (Jeff VanDrunen), 464 Brighton Ln., Dyer, IN 46311
Petitioner: Jonathan Lotton, 8310 W. 147th Ave., Cedar Lake, IN 46303
Vicinity: 5708 W. 153rd Ave., Cedar Lake, IN 46303
Legal Description: N1/2 NW1/4 & NW1/4 NE1/4 & Part of S1/2 NW1/4 S.1 T.33 R.9 EX
W60.63 FT 162.6 Ac
Tax Key Number(s): 45-19-01-101-001.000-058

Request: Petitioner is requesting a Concept Plan to relocate the bridge for Bay Bridge Estates

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

4. Lotton – Concept Plan-Walnut Creek

Owner: LBL Development LLC & DJ3 Lane LLC, 8310 W. 147th Ave., Cedar Lake, IN 46303
Petitioner: Jonathan Lotton, 8310 W. 147th Ave., Cedar Lake, IN 46303
Vicinity: 13621 Morse St, Cedar Lake, IN 46303
Legal Description: PT. SW. NE. S.26 T.34 R.9 CONT'G 31.797 AC. **and** PT E1/2 OF N.49 RDS OF NW. SE S.26 T.34 R.9 4.264 AC **and** NE. SE. S.26 T.34 R.9 40 A. **and** n W.2A. OF NW. SW. S.25 T.34 R.9
Tax Key Number(s): 45-15-26-253-001.000-043 **and** 45-15-26-402-025.000-043 **and** 45-15-26-426-001.000-043 **and** 45-15-25-300-001.000-041

Request: Petitioner is requesting a Concept Plan for Walnut Creek

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

5. 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:

NEW BUSINESS:

1. Starcevic-Preliminary Plat

Owner/Petitioner: Tom Starcevic, 7615 W. 142nd Ave., Cedar Lake, IN 46303
Vicinity: 7615 W. 142nd Ave., Cedar Lake, IN 46303
Legal Description: PT. LOT 1 NW. S.35 T.34 R.9 0.62 Ac
Tax Key Number(s): 45-15-35-104-001.000-043

Request: Petitioner is requesting a Preliminary Plat for a 2-Lot Subdivision

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

Update Item:

- 1. Hanover High School Lighting**
- 2. Great Oaks Acres Storage**
- 3. Beacon Pointe Unit 1A-Performance Letter of Credit \$63,022.93-Expires 8/4/19**
- 4. Summer Winds Unit 1-Performance Letter of Credit-\$1,074,426.52 (reduced to \$244,187.85 11/18)-Expires 8/15/19**

Public Comment:

Adjournment:

Press Session:

Plan Commission Public Meeting – July 17, 2019 at 7:00 p.m.
Plan Commission Work Session – August 7, 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.