



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
WORK SESSION  
October 2, 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 – CBEL   |
| <input type="checkbox"/> John Kiepora     | <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   |

**OLD BUSINESS:**

**1. 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 monthly from June 19, 2019 Public Meeting to October 16, 2019**

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

**NEW BUSINESS:**

**1. Monastery Woods South Maintenance LOC – Expires 10/29/19-\$130,172.97**

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

**2. Ledgestone Performance LOC – Expires 11/15/19-\$896,843.45**

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

### **3. Lennar Homes – Final Plat for Rose Garden Estates**

Owner/Petitioner: Lennar Homes, 1141 E. Main St., Ste. 108, East Dundee, IL 60118  
Vicinity: 14325 Wicker Ave., Cedar Lake, IN 46303  
Legal Description: 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  
Tax Key Number(s): 45-15-33-200-001.000-014

**Request: Petitioner is requesting a Final Plat Phase 1 for Rose Garden Estates**

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

### **4. Gluth – 1-lot Subdivision**

Owner: Brian & Mary Gluth, 1536 Muirfield Dr., Dyer, IN 46311  
Petitioner: Brian Gluth, 1536 Muirfield Dr., Dyer, IN 46311  
Vicinity: 9505 W. 126<sup>th</sup> Pl., Cedar Lake, IN 46303  
Legal Description: Pt. W.1/2 NW.1/4 S.22 T.34 R.9 & Pon & Co's Schubert Lake Acres Lots 23,24  
& 25 4.849 Tot. Ac. (1.121 Land 3.728 Lake)  
Tax Key Number(s): 45-15-22-152-001.000-014

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

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

### **5. Summer Winds Residential – Preliminary Plat Extension**

Owner/Petitioner: Waterford Place, LLC – Tim Dinga, 40 E. Joliet St, Ste. 1B, Schererville, IN  
46375  
Vicinity: King St., south of 133<sup>rd</sup> Ave.  
Tax Key Number(s): 45-15-28-203-001.000-014

**Request: Petitioner is requesting a Preliminary Plat Extension for Summer Winds**

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

**6. Summer Winds Commercial (Airport Heights Lot 6) – Rezone**

Owner/Petitioner: Summer Winds Commercial, LLC, 11125 Delaware Parkway, Crown Point, IN 46307

Vicinity: 10201 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303

Legal Description: AIRPORT HEIGHTS ALL L.6

Tax Key Number(s): 45-15-28-201-005.000-014

**Request: Petitioner is requesting a Rezone from R-T (Residential Two Family) to B-1 (Neighborhood Business)**

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

**Update Item:**

- 1. Zoning Ordinance Amendment**
- 2. As-Built Ordinance**
- 3. Hanover High School Lighting**

**November Meeting:**

- 1. Summer Winds Commercial LLC – Development Update**
- 2. Lakeside Unit 1, Block 2 Performance LOC - Expires 12/7/19-\$165,546.21**
- 3. Summer Winds Residential Unit 2 Performance LOC – Expires 12/20/19-\$376,950.23**

**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Public Meeting – October 16, 2019 at 7:00 p.m.

Plan Commission Work Session – November 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.*