



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

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

- ☐ Heather Dessauer
- ☐ Chuck Becker
- ☐ John Kiepora
- ☐ 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

MINUTES:

September 18, 2019 Public Meeting and October 2, 2019 Work Session

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

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:
5. Commission's Decision:

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

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:
5. Commission's Decision:

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

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:
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. Lakeside Unit 1, Block 2 Performance LOC - Expires 12/7/19-\$165,546.21

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. 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:
5. Commission's Decision:

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

5. 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. 126th 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 for 1-Lot 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:		1 st		2 nd			
Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

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

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

6. 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 133rd 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:
5. Commission's Decision:

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

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

Owner/Petitioner: Summer Winds Commercial, LLC, 11125 Delaware Parkway, Crown Point, IN 46307
Vicinity: 10201 W. 133rd 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. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Commission's Recommendation to Town Council:

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

Update Item:

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

November Meeting:

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

Public Comment:

Adjournment:

Press Session:

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