



## **TOWN OF CEDAR LAKE – PLAN COMMISSION WORK SESSION**

**November 6, 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   |

### **OLD BUSINESS:**

#### **1. 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:

#### **2. Summer Winds Residential Unit 2 Performance LOC – Expires 12/20/19 - \$376,950.23**

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

### **NEW BUSINESS:**

#### **1. Henn-Concept Plan**

Owner/Petitioner: Richard Henn, 13733 Wicker Ave., Cedar Lake, IN 46303  
Vicinity: 13301 Lincoln Plaza, Cedar Lake, IN 46303  
Legal Description: PT. E2 N2 NE NE S.28 T.34 R.9 '114.47X185X152.58X185FT. Ex. W.50ft  
SUBJECT TO STS. & ALLEYS. 0.35Ac  
Tax Key Number(s): 45-15-28-228-006.000-014

**Request:** **Petitioner is requesting Access to alley for employee parking and remove island in front parking lot**

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

**2. Summer Winds Development, LLC-Final Plat**

Owner/Petitioner: Summer Winds Development, LLC, 40 E. Joliet St., Ste. 1B, Schererville, IN 46375

Vicinity: King St., south of 133<sup>rd</sup> Ave.

Legal Description: Pt. NW NE S.28 T.34 R.9 1.672Ac

Tax Key Number(s): 45-15-28-203-001.000-014

**Request: Petitioner is requesting Final Plat for Unit 3**

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

**3. Beacon Pointe Unit 4 – Final Plat**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373

Vicinity: 9505 W. 137<sup>th</sup> Ave/13900 Parrish Avenue

Legal Description: Part of W1/2 SW1/4 S.27 T.34 R.9 13.7 Ac

Tax Key Number(s): 45-15-27-351-004.000-014

**Request: Petitioner is requesting Final Plat for Beacon Pointe Unit 4**

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

**4. Keric-Rezone**

Owner: KORDAL, LLC, 9710 99<sup>th</sup> Ct., St. John, IN 46373

Petitioner: Mo Keric, 9710 99<sup>th</sup> Ct., St. John, IN 46373

Vicinity: 13410 Morse St., Cedar Lake, IN 46303

Legal Description: Cedar Point Park Lots 445,446,447&448

Tax Key Number(s): 45-15-26-131-008.000-043

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

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**
- 4. Beacon Pointe Unit 1A – Performance LOC - \$63,022.93 to Maintenance LOC**
- 5. Beacon Point Unit 2 - Performance LOC - \$421,567.05 to Maintenance LOC**
- 6. Tech Credit Union – Performance LOC - \$63,688.86 to Maintenance LOC - \$5,789.90**
- 7. Summer Winds Commercial LLC – Development Update**

**February Meeting:**

**1. Papiese – 1-Lot Subdivision**

**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Public Meeting – November 20, 2019 at 7:00 p.m.  
Plan Commission Work Session – December 4, 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.*