



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
WORK SESSION  
June 3, 2020 7:00 P.M.**

In accordance with the Governor's Executive order relating to COVID-19, in person attendance of tonight's Plan Commission meeting will be limited. We have arranged a live stream of the meeting so those interested can view it from home.

The meeting is slated to start at 7pm. You can view the meeting via our website at <https://cedarlakein.org/view-town-meetings/>, then click on "View Broadcast" under the Live Broadcast. You must join the meeting through the link to participate during public comment.

Due to the unique nature of this meeting, the Town of Cedar Lake will only accept public comment submitted electronically. If you have a question or comment about an item on the agenda, please email that question or comment to [michelle.bakker@cedarlakein.org](mailto:michelle.bakker@cedarlakein.org). Ms. Bakker will ensure that all submissions are shared with the Board members and that the submission will also be entered into the minutes of the meeting. Please keep your comments civil and constructive to the policy issues on the agenda.

Call To Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

- |                                           |                                                                  |
|-------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Heather Dessauer | <input type="checkbox"/> Robert Carnahan                         |
| <input type="checkbox"/> Chuck Becker     | <input type="checkbox"/> Donald Oliphant, Town Engineer – CBBEL  |
| <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. Henn – Commercial Subdivision**

Owner/Petitioner: Richard Henn, PO Box 502, 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 Preliminary Plat for 1-Lot Subdivision**

**Deferred from June 20, 2020**  
**Deferred from March 18, 2020**

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

**New Business:**

**1. Birchwood – Final Plat-Phase 1**

Owner/Petitioner: Hanover Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373  
Vicinity: 12400 Wicker Avenue, Cedar Lake, IN 46303  
Legal Description: N.505ft of S1/2 SE1/4 S.17 T.34 R.9 Ex E.548.75ft 24.273 Ac **and**  
N.159.88ft of S.824.13ft of W.2226.79ft of S.1/2 of SE.1/4 S.17 T.34 R.9  
Ex E.416 of S.65.81ft 9.061 Ac **and** S.664.88FT OF SE1/4 S.17 T.34 R.9  
EX. S.215FT OF E.416FT & EX. N.351.89FT OF E.416.0FT 34.91AC  
Tax Key Number(s): 45-15-17-476-009.000-014 and 45-15-17-476-010.000-014 and 45-15-17-476-007.000-014

**Request: Petitioner is requesting Final Plat for 36 lots and 3 outlots**

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

**2. Papiese – Rezone**

Owner/Petitioner: Richard & Karen Papiese, 9710 Genevieve Dr., St. John, IN 46373  
Vicinity: 8029 Lake Shore Drive, 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 Rezone from R-M to R-2**

5. Petitioner's Comments:
6. Town Engineer's Comments:
7. Building Department Comments:
8. Commission's Discussion:

**3. Beacon Pointe East – Subdivision & Rezone**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373  
Vicinity: 9000 W. 141<sup>st</sup> Ave, Cedar Lake, IN 46303  
Legal Description: Pt of SW1/4 S.27 T.34 R.9 Ly'g South of ditch & East of RR 50.34 Ac  
Tax Key Number(s): 45-15-27-376-002.000-014

**Request: Petitioner is requesting Preliminary Plat for a 159 lot Subdivision & Rezone to PUD**

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

#### 4. Crossroads YMCA – Rezone

Owner: John Hays, South Shore County Club, 14400 Lake Shore Drive, Cedar Lake, IN 46303

Petitioner: Crossroads Young Men’s Christian Association, Inc., 100 W. Burrell Drive, Crown Point, IN 46307

Vicinity: 14400 Lake Shore Drive, Cedar Lake, IN 46303

Legal Description: N. 161/2FT. NE. NW. S.2 T.33 R.9 .50A. **and** S1/2 SW.SW. & S. PT.N1/2 SW.SW. S.35 T.34 R.9 31.213AC. **and** PT. GOV. LOT 2 S1/2 NW. S.35 T.34 R.9 & Vac. Lake Shore Dr. 29.0 AC. **and** PT. E2. S2. SW. NW. S.35 T.34 R.9 .032AC. **and** S.104.15FT. OF E. 389.21FT. OF N. 781.70FT. OF GOV. L.2 NW. S.35 T.34 R.9 .932A. **and** E2. SW. (EX. NE. COR. 145 X 155 FT.) S.35 T.34 R.9 79.49A.

Tax Key Number(s): 45-19-02-100-002.000-058 **and** 45-15-35-351-001.000-043 **and** 45-15-35-185-006.000-043 **and** 45-15-35-185-007.000-043 **and** 45-15-35-185-008.000-043 **and** 45-15-35-326-003.000-043

**Request:** **Petitioner is requesting a Rezone to PUD**

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

**Update Items:**

1. Beacon Pointe Unit 1A - Performance Letter of Credit - Expires August 5, 2020
2. Beacon Pointe Unit 2 - Performance Letter of Credit - Expires August 6, 2020
3. Centennial Phase 8 - Maintenance Letter of Credit – Expires August 8, 2020
4. Centennial Phase 9 - Maintenance Letter of Credit – Expires August 8, 2020
5. Summer Winds Unit 1 - Performance Letter of Credit – Expires August 15, 2020

**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Public Meeting – June 17, 2020 at 7:00 p.m.  
Plan Commission Work Session – July 1, 2020 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.*