



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING
July 15, 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 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. 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 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 |

Minutes:

June 3, 2020 Work Session and June 17, 2020 Public Meeting

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

Old Business

1. Beacon Pointe East – Subdivision/Rezone

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 9000 W. 141st 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

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 Decision:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

Request: Petitioner is requesting a Rezone to PUD

1. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Recommendation to Town Council:

Motion: _____ 1st _____ 2nd

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

New Business:

1. Centennial Phase 15 – Final Plat

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373
Vicinity: Approx. 1000 Richmond Avenue
Legal Description: NW.1/4 SE.1/4 S.28 T.34 R.9 S.28 T.34 R.9 2.197 Ac **and** Pt. SW.1/4 SE.1/4 S.28 T.34 R.9 2.69Ac
Tax Key Number(s): 45-15-28-451-002.000-014 **and** 45-15-28-459-001.000-014

Request: Petitioner is requesting Final Plat for 20 Single Family Lots in Phase 15 of Centennial

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

Motion:		1 st		2 nd			
Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kieपुरa	Jerry Wilkening	Vote

2. Yonke-Subdivision

Owner/Petitioner: Michael J. Yonke, 13024 Dodge St., Cedar Lake, IN 46303
Vicinity: 13310 W. 133rd Dr., Cedar Lake, IN 46303
Legal Description: NW. COR. NE. NW. S.27 T.34 R.9 .74 A.
Tax Key Number(s): 45-15-27-127-001.000-014

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

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 Decision:

Motion:		1 st		2 nd			
Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kieपुरa	Jerry Wilkening	Vote

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

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

Motion: 1st 2nd

Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

3. Beacon Pointe Unit 1A-Performance Letter of Credit-Expires August 5, 2020

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

Request: Performance Letter of Credit in the amount of \$63,022.93 to be converted to a Maintenance Letter of Credit

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

Motion: 1st 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

4. Beacon Pointe Unit 2-Performance Letter of Credit-Expires August 6, 2020

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

Request: Performance LOC in the amount of \$421,567.05 to be converted to a Maintenance LOC

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

Motion: 1st 2nd

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote

5. Beacon Pointe Unit 3-Performance Letter of Credit-Expires May 13, 2021

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

Request: Letter of Credit in the amount of \$516,742.99 to be renewed

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

6. Beacon Pointe Unit 4-Performance Letter of Credit-Expires October 1, 2021

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

Request: Letter of Credit in the amount of \$1,073,876.87 to be reduced

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

7. Centennial Phase 8-Maintenance Letter of Credit-Expires August 8, 2020

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Ave., Ste. A, St. John, IN 46373

Request: Letter of Credit in the amount of \$41,579.89

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

8. Centennial Phase 9-Maintenance Letter of Credit-Expires August 8, 2020

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Ave., Ste. A, St. John, IN 46373

Request: Letter of Credit in the amount of \$19,496.09

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

9. Summer Winds Unit 1-Performance Letter of Credit-Expires August 15, 2020

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

Request: Letter of Credit in the amount of \$244,187.85 to be renewed

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

10. Patera-Concept Plan

Owner: Phillip Novak, 4 Cherry Hills Drive, Pekin, IL 61554
Petitioner: Nick Patera, 627 Grove St., Evanston, IL 60201
Vicinity: 13020 Wicker Ave., Cedar Lake, IN 46303
Legal Description: N. 30AC. OF E2 SE S.20 T.34 R.9 SUBJ. TO EASEMENT and PT. S2 NE SE S.20 T.34 R.9 1070 X 330.99FT. 8.13AC. SUBJ. TO EASEMENT
Tax Key Number(s): 45-15-20-426-001.000-014 and 45-15-20-426-002.000-014

Request: Petitioner is requesting a Concept Plan

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

Town of Cedar Lake – Plan Commission
July 15, 2020
Public Meeting

Update Items:

- 1. Lakeside Unit 2-Preliminary Plat extension-expires 9-18-20**

Public Comment:

Adjournment:

Press Session:

Plan Commission Work Session – August 5, 2020 at 7:00 p.m.
Plan Commission Public Meeting – August 19, 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.