



AMENDED
TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION
August 5, 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:

- ☐ Heather Dessauer
- ☐ Chuck Becker
- ☐ John Kiepora
- ☐ John Foreman
- ☐ Richard Sharpe
- ☐ Jerry Wilkening

- ☐ Robert Carnahan
- ☐ Donald Oliphant, Town Engineer – CBBEL
- ☐ David Austgen, Town Attorney
- ☐ Tim Kubiak, Director of Operations
- ☐ Michelle Bakker, Building Administrator
- ☐ Sarah Rutschmann, Recording Secretary

Old 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 Lots in Phase 15 of Centennial

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

New Business:

1. Lakeside-Preliminary Plat Extension

Owner/Petitioner: Cedar Lake 133, LLC, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 5711 W. 133rd Ave, Cedar Lake, IN 46303
Tax Key Number(s): 45-15-25-100-001.000-043

Request: Petitioner is requesting Preliminary Plat Extension-Expires 9-18-20

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

2. Papiese – 1-Lot Subdivision

Owner/Petitioner: Richard & Karen Papiese, 9710 Geneieve 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 Final Plat for a 1-Lot Subdivision

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

3. Gawne-Preliminary Plat One-lot Subdivision

Owner/Petitioner: Kurt Gawne, 14627 Morse St., Cedar Lake, IN 46303
Vicinity: 14627 Morse St., Cedar Lake, IN 46303
Legal Description: NW. COR. PT. NW. SE. 208.75X208.75FT. S.35 T.34 R.9 1AC.
Tax Key Number(s): 45-15-35-415-001.000-043

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

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

4. Cedar Lake 132nd & Morse, LLC-Site Plan

Owner/Petitioner: Cedar Lake 132nd & Morse, LLC, 16200 Clinton Street, Harvey, IL 60426
Vicinity: 13205 Morse St., Cedar Lake, IN 46303
Legal Description: SHADES ADD. CEDAR LAKE PLAT B A ALL L.12 BL.7 ALL L.13 BL.7
Tax Key Number(s): 45-15-23-455-002.000-043

Request: Petitioner is requesting a Site Plan

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

5. Cedar Lake Early Learning Academy-Concept Plan

Owner: Richard Yancey, 11622 Burr St., Crown Point, IN 46307
Petitioner: Cedar Lake Early Learning Academy, 13115 Wicker Ave., Cedar Lake, IN 46303
Vicinity: 13410 Wicker Ave., Cedar Lake, IN 46303
Legal Description: YANCEY'S SUBDIVISION LOT 2
Tax Key Number(s): 45-15-29-229-034.000-014

Request: Petitioner is requesting a Concept Plan

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

6. Crossroads YMCA – Concept Plan

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 Concept Plan

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

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Update Items:

1. Beacon Pointe Unit 3 – Performance Letter of Credit – Expires May 13, 2021
2. Beacon Pointe Unit 4 – Performance Letter of Credit – Expires October 1, 2021
3. Centennial Phase 12 – Performance Letter of Credit – Expires October 13, 2020
4. Rose Garden Phase 1 – Performance Letter of Credit – Expires October 16, 2020
5. Off Shore Estates – Performance Letter of Credit – Expires October 30, 2020

Public Comment:

Adjournment:

Press Session:

Plan Commission Public Meeting – August 19, 2020 at 7:00 p.m.
Plan Commission Work Session – September 2, 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.