



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION
September 2, 2020 7:00 P.M.**

In accordance with the Governor's Executive order relating to COVID-19, we have arranged a live stream of tonight's meeting at <https://cedarlakein.org/view-town-meetings/>. You must join the meeting through the link to participate during public comment. If you have a question or comment about an item on the agenda, please email michelle.bakker@cedarlakein.org by 4 pm. Ms. Bakker will ensure that all submissions are shared and submission entered into the minutes of the meeting. Please keep your comments civil and constructive to the public policy issues.

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 |

New Business:

1. Beacon Pointe Unit 5-Preliminary Plat Extension

Owner: Beacon Point of Cedar Lake, PO Box 677,
/Petitioner: Cedar Lake 133, LLC, PO Box 677 St. John, IN 46373
Vicinity: 13800 Parrish 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. Centennial Estates - Preliminary Plat Extension

Owner: Region Holdings, Inc., 425 Joliet St., Ste. 425, Dyer, IN 46311
Petitioner: Olthof Homes, 8051 Wicker Ave., Ste. A, St. John, IN 46373
Vicinity: 13830 Parrish Avenue
Tax Key Number(s): 45-15-28-426-006.000-014

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:

3. Fagan - Preliminary Plat & Final Plat One-lot Subdivision

Owner/Petitioner: David Fagan & Genevieve Fagan, 7021 W. 126th Ave., Crown Point, IN 46307
Vicinity: 7021 W. 126th Ave., Cedar Lake, IN 46303
Legal Description: PT. E. 5 AC. OF W. 10 AC. OF W2 NW NE S.23 T.34 R.9 EX. N. 30FT. 3.05AC.
Tax Key Number(s): 45-15-23-202-002.000-043

Request: Petitioner is requesting Preliminary Plat & Final 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 Early Learning Academy - Site Plan

Owner: Rich & Carole Yancey, 13410 Wicker Ave., Cedar Lake, IN 46303
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 Site Plan Approval

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

5. Davids - Rezone

Owner/Petitioner: Lance & Jill Davids, 730 Quinlan Ct., Crown Point, IN 46307
Vicinity: 12828 Wicker Ave., Cedar Lake, IN 46303
Legal Description: PT. E. END S2. NE. S.20 T.34 R.9 2 AC. (653.4 X 133.333 FT.)
Tax Key Number(s): 45-15-20-278-024.000-014

Request: Petitioner is requesting a Rezone from Residential (R2) Zoning District to Neighborhood Business (B-1) Zoning District

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

6. Hanover Community School Corp. – Concept Plan

Owner/Petitioner: Hanover Community School Corp., 9520 W. 133rd Ave., Cedar Lake, IN 4630
Vicinity: 10631 W. 141st Street
Legal Description: Hanover Central Middle School Sub. Lot 1
Tax Key Number(s): 45-15-33-151-012.000-014

Request: Petitioner is presenting a Concept Plan

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

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 – September 16, 2020 at 7:00 p.m.
Plan Commission Work Session – October 7, 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.