



**AMENDED**  
**TOWN OF CEDAR LAKE – PLAN COMMISSION**  
**PUBLIC MEETING**  
**September 16, 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](mailto: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   |

**Minutes:**

August 19, 2020 Public Meeting and September 2, 2020 Work Session

**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:
5. Commission's Decision:

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

## 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:
5. Commission's Decision:

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

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

Owner/Petitioner: David Fagan & Genevieve Fagan, 7021 W. 126<sup>th</sup> Ave., Crown Point, IN 46307  
Vicinity: 7021 W. 126<sup>th</sup> 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 for a 1-lot Subdivision**

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

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

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

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**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. Commission's Decision:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**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. Attorney Review:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Building Department Comments:
5. Commission's Discussion:

6. Recommendation to Town Council:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**Old Business:**

**1. Centennial Phase 12 – Performance Letter of Credit**

**Request: Performance Letter of Credit in the amount of \$398,959.00-Expires October 13, 2020**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**2. Rose Garden Phase 1-Performance Letter of Credit**

**Request: Performance Letter of Credit in the amount of \$6,067,696.25-Expires October 16, 2020**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**3. Off Shore Estates – Performance Letter of Credit**

**Request: Performance Letter of Credit in the amount of \$33,388.38-Expires October 30, 2020**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

Town of Cedar Lake – Plan Commission  
September 16, 2020  
Public Meeting

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

**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

**October Update Items:**

1. LedgeStone-Performance Letter of Credit

**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Work Session – October 7, 2020 at 7:00 p.m.  
Plan Commission Public Meeting – October 21, 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.*