



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
WORK SESSION  
October 7, 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   |

**New Business:**

**1. Ravens-Site Plan**

Owner: C.L. Leasing LLC/Rory Ravens, 12528 Wicker Ave., Cedar Lake, IN 46303  
Petitioner: Rory Ravens, 12528 Wicker Ave., PO Box 339, Cedar Lake, IN 46303  
Vicinity: 12528 Wicker Avenue, Cedar Lake, IN 46303  
Legal Description: COFHEN BUSINESS PARK  
Tax Key Number(s): 45-15-20-227-001.000-014

**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:

**2. Price Point Builders-Rezone**

Owner: Wintering, LLC, 1201 N. Main St., Crown Point, IN 46307  
Petitioner: Price Point Builders, LLC, PO Box 1343, Crown Point, IN 46307  
Vicinity: 14530 Wheeler St., Cedar Lake, IN 46303  
Legal Description: Lots 22,27,28,29,30,31 & South half of Lot 32, in Shades Addition to Cedar LakePlat I, Block 4 as per plat thereof, recorded in Plat Book 11 Page 30, in the Office of the Recorder of Lake County, Indiana  
Tax Key Number(s): 45-15-35-429-014.000-043

**Request:                      Petitioner is requesting a Rezone from Residential Multiple-Family (RM) Zoning District to Residential (R-2) Zoning District**

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

### **3. Viking Build Homes LLC-Subdivision**

Owner: Viking Build Homes LLC, 7611 W. 140<sup>th</sup> Ave., Cedar Lake, IN 46303  
Petitioner: Michael Tiller, 9204 Bryan Lane, Crown Point, IN 46307  
Vicinity: 7611 W 140<sup>th</sup> Ave., Cedar Lake, IN 46303  
Legal Description: PART OF THE GOVERNMENT LOT 4 IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: LYING NORTH OF AND ADJACENT TO LOTS 32 AND 33 IN BLOCK 1 IN C.N. STRAIGHT'S SUBDIVISION IN PLAT BOOK 8 PAGE 20, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND SOUTH OF THE SOUTH LINE OF THE ROAD WHICH IS 95 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID C.N. STRAIGHT'S SUBDIVISION, BEING THE PREMISES WHICH LIE BETWEEN THE EAST LINE OF LOT 32 AND THE WEST LINE OF LOT 33, AS SAID LINES ARE EXTENDED NORTHERLY TO THE SOUTH LINE OF THE ROAD.  
Tax Key Number(s): 45-15-26-355-019.000-043

**Request: Petitioner is requesting Preliminary Plat and Final Plat for a One (1) Lot Subdivision**

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

### **4. Hanover Development LLC-Final Plat**

Owner: Hanover Development LLC & Hanover Farms LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373  
Petitioner: Hanover Development LLC., 8051 Wicker Avenue, Suite A, St. John, IN 46373  
Vicinity: Approx. 12400 Wicker Avenue, Cedar Lake, IN 46303  
Legal Description: Pt. SE.1/4 S.17 T.34 R.9 8.719Ac and Pt. SE.1/4 S.17 T.34 R.9 11.313Ac and Pt. SE.1/4 S.17 T.34 R.9 25.354Ac  
Tax Key Number(s): 45-15-17-476-011.000-014 and 45-15-17-476-010.000-014 and 45-15-17-476-007.000-014

**Request: Petitioner is requesting a Final Plat for Birchwood Farms Phase 2 – 25 Lots and 2 Outlots**

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

**4. Beacon Pointe of Cedar Lake LLC (Beacon East Phase 1)-Final Plat**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Avenue, St. John, IN 46373  
Vicinity: 9000 W. 141<sup>st</sup> Avenue, 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): 45-15-37-376-002.000-014

**Request:** **Petitioner is requesting Final Plat for Phase 1**

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

**5. Ledgestone – Performance Letter of Credit-Expires November 15, 2020**

Owner/Petitioner: Diamond Peak, 1313 White Hawk, Crown Point, IN 46307

**Request:**

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

**Update Items:**

1. Rose Garden Phase 1-Letter of Credit
2. Centennial Phase 12-Letter of Credit
3. Summer Winds Unit 2 - Performance Letter of Credit - Expires December 20, 2020
4. Summer Winds Unit 3 - Performance Letter of Credit - Expires December 23, 2020
5. Beacon Pointe Unit 3 – Performance Letter of Credit – Expires May 13, 2021
6. Beacon Pointe Unit 4 – Performance Letter of Credit – Expires October 1, 2021

**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Public Meeting – October 21, 2020 at 7:00 p.m.  
Plan Commission Work Session – November 4, 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.*