



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING
November 18, 2020 7:00 P.M.**

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:

October 7, 2020 Work Session, October 21, Public Meeting & November 4, 2020 Works Session & Special 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. 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:
5. Commission's Decision:

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

New Business:

1. Lynnsway Development-Rezone

Owner/Petitioner: Lynnsway Development, LLC, PO Box 677, St. John, IN 46373
Vicinity: 14627 Parrish Ave., Cedar Lake, IN 46303
Legal Description: Lynnsway Unit 1 Lot 27
Tax Key Number(s): 45-15-33-428-015.000-014

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:
5. Recommendation to Town Council:

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

2. Schilling-Subdivision

Owner: Bernard Chojnowski, 13913 Laque Dr., Cedar Lake, IN 46303
Petitioner: Greg Schilling, 10133 Wellington Ct., Dyer, IN 46311
Vicinity: 13913 Laque Dr., Cedar Lake, IN 46303
Legal Description: PT. SW. S.26 T.34 R.9 .68A.
Tax Key Number(s): 45-15-26-352-009.000-043

Request: Petitioner is requesting Preliminary Plat for a One (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 st		2 nd			
Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

Request: Petitioner is requesting 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:
5. Commission's Decision:

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

3. Lennar-Final Plat

Owner/Petitioner: Lennar Corp., 1141 East Main Street, Suite 108, East Dundee, IL 60118
 Vicinity: W. 142nd Place and Heritage Way, Cedar Lake, IN 46303
 Legal Description: Pt. NE.1/4 S.33 T.34 R.9 Ly'ng E. of RR 35.32Ac **and** Rose Garden Estates P.U.D. Phase 1 Outlot 8
 Tax Key Number(s): 45-15-33-200-003.000-014, **and** 45-15-33-400-001.000-014, **and** 45-15-33-200-001.000-014, **and** 45-15-33-200-002.000-014

Request: Petitioner is requesting a Final Plat for Rose Garden Estates Phase 2 – 108 Lots and 1 Outlot

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	John Foreman	Robert Carnahan	Richard Sharpe	John Kieपुरa	Jerry Wilkening	Vote

4. Great Oaks Center, Lot 2 – Site Plan

Owner: The Lawrence Property Group, 13097 Wicker Avenue, Cedar Lake, IN 46303
 Petitioner: Sean Perfetti, The Lawrence Property Group, 13097 Wicker Avenue, Cedar Lake, IN 46303
 Vicinity: 13097 Wicker Avenue, Cedar Lake, IN 46303
 Legal Description: Great Oaks Acres Storage Lot 2
 Tax Key Number(s): 45-15-21-301-022.000-014

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. Commission's Decision:

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

5. Summer Winds Unit 2 - Performance Letter of Credit - Expires December 20, 2020

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

Request: Convert Performance Letter of Credit to Maintenance Letter of Credit

1. Comments/Engineer:
2. Commission's Decision:

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

6. Summer Winds Unit 3 - Performance Letter of Credit - Expires December 23, 2020

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

Request: Convert Performance Letter of Credit to Maintenance Letter of Credit

1. Comments/Engineer:
2. Commission's Decision:

Motion:		1 st		2 nd			
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
3. Henn/King Medical Building, 13301 Lincoln Plaza

Public Comment:

Adjournment:

Press Session: Plan Commission Work Session – December 2, 2020 at 7:00 p.m.
Plan Commission Public Meeting – December 16, 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.