



AMENDED

TOWN OF CEDAR LAKE – PLAN COMMISSION SPECIAL PUBLIC MEETING & WORK SESSION February 3, 2021 7:00 P.M.

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

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

- ☐ Donald Oliphant, Town Engineer – CBEL
- ☐ David Austgen, Town Attorney
- ☐ Tim Kubiak, Director of Operations
- ☐ Jill Murr, Planning Director
- ☐ Malia Comia, Recording Secretary
- ☐ Teri Knowles, Recording Secretary

Special Public Meeting:

Old Business:

1. Hanover Community Middle School-1-Lot Subdivision, Rezone, PUD Amendment

Owner/Petitioner: Hanover Community School Corp, 9520 W. 133rd Ave., Cedar Lake, IN 46303
Vicinity: 10631 W. 141st Ave., Cedar Lake, IN 46303
Legal Description: Hanover Central Middle School Sub. Lot 1 and Pt. W.1/2 SW.1/4 S.33 T.34 R.9
(1330.02x696.5x1329.36x696.51ft) 21.25Ac
Tax Key Number(s): 45-15-33-151-012.000-014 and 45-15-33-300-011.000-013

Request: **Petitioner is requesting a Rezone from Agriculture (A) Zoning District to a Community Business (B-2) Planned Unit Development (PUD) Zoning District and a Planned Unit Development (PUD) Amendment**

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

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

Petitioner is requesting a Preliminary 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 st		2 nd			
Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote

2. Hanover Community High School-Site Plan

Owner/Petitioner: Hanover Community School Corp, 10120 133rd Ave., Cedar Lake, IN 46303
 Vicinity: 10120 133rd, Cedar Lake, IN 46303
 Legal Description: Hanover Central Campus Sub Lot 1Ex. Fieldhouse & Spec. gym parcel
 Tax Key Number(s): 45-15-21-451-005.000-014

Request: Petitioner is requesting a Site Plan-Athletic Fields/Parking Lot

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

Adjournment of Public Meeting

Work Session

New Business:

1. Hanover Community High School-Site Plan

Owner/Petitioner: Hanover Community School Corp, 10120 133rd Ave., Cedar Lake, IN 46303
 Vicinity: 10120 133rd, Cedar Lake, IN 46303
 Legal Description: Hanover Central Campus Sub Lot 1Ex. Fieldhouse & Spec. gym parcel
 Tax Key Number(s): 45-15-21-451-005.000-014

Request: Petitioner is requesting a Site Plan-Additions to High School

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

2. Henn-Concept Plan

Owner: Rob Henn, 13733 Wicker Ave., Cedar Lake, IN 46303
Petitioner: Russ Pozen, 1155 Troutwine Road, Cedar Lake, IN 46303
Vicinity: 13212 Wicker Ave., Cedar Lake, IN 46303
Legal Description: N.65FT OF E.E.290FT OF S.560FT OF SE1/4 SE1/4 SE1/4 S.20 T.34 R.9 0.433
AC and N. 65FT. OF S. 625FT. OF E. 200 FT. OF SE SE S.20 T.34 R.9 .295A
and W.90FT OF E.290FT OF N.130FT OF S.690FT OF SE SE S.20 T.34 R.9
.207AC. SUBJ TO EASEMENT
Tax Key Number(s): 45-15-20-480-021.000-014 and 45-15-20-480-020.000-014 and 45-15-20-480-
009.000-014

Request: **Petitioner is requesting a Concept Plan**

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

3. Cedar Lake Ministries-Concept Plan

Owner/Petitioner: Cedar Lake Ministries, 13701 Lauerman, PO Box 665, Cedar Lake, IN 46303

Request: **Petitioner is requesting a Concept Plan**

5. Petitioner's Comments:
6. Town Engineer's Comments:
7. Building Department Comments:
8. Commission's Discussion:

Update Items:

1. Rose Garden Estates Water Main Extension
2. Zoning Ordinance Amendment
3. Plan Commission Rules and Regulations
4. YMCA-withdrawal

Public Comment:

Adjournment:

Press Session: Plan Commission Public Meeting – February 17, 2021
Plan Commission Work Session – March 3, 2021

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.