



**TOWN OF CEDAR LAKE – PLAN COMMISSION**  
**Work Session & Special Public Meeting Agenda**  
**April 7, 2021 7:00 P.M.**

Call To Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

- |                                                       |                                                                 |
|-------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Chuck Becker                 | <input type="checkbox"/> Donald Oliphant, Town Engineer – CBBEL |
| <input type="checkbox"/> Robert Carnahan              | <input type="checkbox"/> David Austgen, Town Attorney           |
| <input type="checkbox"/> Heather Dessauer             |                                                                 |
| <input type="checkbox"/> John Foreman                 | <input type="checkbox"/> Jill Murr, Planning Director           |
| <input type="checkbox"/> Richard Sharpe               | <input type="checkbox"/> Teri Knowles, Recording Secretary      |
| <input type="checkbox"/> John Kiepora, Vice President |                                                                 |
| <input type="checkbox"/> Jerry Wilkening, President   |                                                                 |

**Work Session**

**1. Henn – Preliminary Plat One (1) Lot Subdivision, Final Plat One (1) Lot Subdivision and Site Plan**

Owner: Rob Henn, 13733 Wicker Ave., Cedar Lake, IN 46303  
Petitioner: Russ Pozen, 1155 Troutwine Road, Crown Point, IN 46307  
Vicinity: 13212 Wicker Ave., Cedar Lake, IN 46303  
Request: **Preliminary Plat One (1) Lot Subdivision, Final Plat One (1) Lot Subdivision and Site Plan**

**a. 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:

**b. 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:

**c. Petitioner is requesting a Site Plan**

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

**2. Beacon Pointe of Cedar Lake, LLC – Unit 5 – Final Plat**

Owner/Petitioner: Beacon Pointe of Cedar Lake, LLC  
Vicinity: 13800 Parrish Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Final Plat**

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

**3. Cedar Lake Conference Association (Cedar Lake Ministries) PUD Amendment**

Owner/Petitioner: Cedar Lake Conference Association (Cedar Lake Ministries)  
Vicinity: 13701 Lauerman, PO Box 665, Cedar Lake, IN 46303

**Request: Petitioner is requesting a PUD Amendment**

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

**4. CLBD South, LLC, 14520 Wicker Avenue– Concept Plan**

Owner/Petitioner: CLBD South, LLC,  
Vicinity: 13800 Wicker Avenue, Cedar Lake, IN 46303  
Site Address: 14520 Wicker Avenue, Cedar Lake, IN 46303

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

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

**5. Grunewald & Butcher, 13132 Morse Street – Concept Plan**

Owner/Petitioner: Hannah Grunewald & Hayley Butcher  
Vicinity: 13132 Morse Street, Cedar Lake, IN 46303

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

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

**6. Brooker Contracting – Concept Plan**

Owner/Petitioner: Jim Brooker, Brooker Contracting  
Vicinity: 7936 Lake Shore Drive, Cedar Lake, IN 46303n

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

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- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

**7. Dust – Concept Plan**

Owner/Petitioner: Daryl & Denise Dust, 13225 Colfax, Cedar Lake, IN 46303  
Vicinity: 13225 Colfax, Cedar Lake, IN 46303n

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

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

**Update Items:**

- 1. Rose Garden Estates Water Main Extension
- 2. Zoning Ordinance Amendment
- 3. Plan Commission Rules and Regulations
- 4. Beacon Pointe Unit 3 LOC – expires May 13, 2021
- 5. Summer Winds Commercial LOC – expires May 21, 2021

**Public Comment:**

**Work Session Adjournment:** \_\_\_\_\_pm

**Special Public Meeting:**

**Call to Order** \_\_\_\_\_ pm

**1. Beacon Pointe East– Rezone/PUD Amendment/Preliminary Plat Amendment**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373  
Vicinity: 9000 W. 141<sup>st</sup> Ave, Cedar Lake, IN 46303

**Request:                    Rezone/PUD Amendment/Preliminary Plat Amendment**

**a. Petitioner is requesting a Rezone from R-2 & RM to PUD and a 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<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**b. Petitioner is requesting a Preliminary Plat Amendment**

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> \_\_\_\_\_

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

**2. Hanover Community School Corporation – Hanover Middle School – Final Plat**

Owner/Petitioner: Hanover Community School Corp, 9520 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303  
 Vicinity: 10631 W. 141<sup>st</sup> Ave., Cedar Lake, IN 46303

**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<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

**3. Hanover Community High School – Site Plan – Additions to High School**

Owner/Petitioner: Hanover Community School Corp, 9520 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303  
 Vicinity: 10120 133rd, Cedar Lake, IN 46303

**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:
5. Commission's Decision:

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

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

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**Public Comment:**

**Adjournment:**

**Press Session:**

Plan Commission Public Meeting – April 21, 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.*