



TOWN OF CEDAR LAKE – PLAN COMMISSION

Work Session Agenda

June 2, 2021

Special Work Session - 6:00 P.M.

Regular Work Session – 7:00 P.M.

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

___ Robert Carnahan

___ John Foreman

___ Richard Sharpe

___ Heather Dessauer

___ Chuck Becker

___ John Kiepora, Vice President

___ Jerry Wilkening, President

___ Don Oliphant, Town Engineer, CBBEL

___ David Austgen, Town Attorney

___ Rick Eberly, Town Manager

___ Jill Murr, Planning Director

___ Margaret Abernathy, Recording Secretary, Pro Tem

Special Work Session

1. Zoning Ordinance Amendment

Regular Work Session

1. Resolution No. 2021-01 – Plan Commission Rules & Regulations

2. Centennial Villas – Phase 1 – Final Plat

Owner/Petitioner: Cedar Lake Development LLC

Vicinity: 13800 Freedom Way, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat

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

3. Thorn – Final Plat – One (1) Lot Subdivision

Owner/Petitioner: James & Pamela Thorn

Vicinity: 12608 Alexander Street, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat on a One (1) Lot Subdivision

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

4. Henn – Final Plat – One (1) Lot Subdivision

Owner/Petitioner: Richard Henn, PO Box 502, Cedar Lake, IN 46303

Vicinity: 13301 Lincoln Plaza, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat on a One (1) Lot Subdivision

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

5. Peoples Bank – Site Plan

Owner/Petitioner: Peoples Bank, 10205 133rd Avenue, Cedar Lake, IN 46303

Vicinity: 10205 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Site Plan

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

6. Hartig – Concept Plan for a One (1) Lot Subdivision

Owner/Petitioner: Bernadette Hardig, 934 Jordan Circle, Schererville, IN 46375

Vicinity: 8025 W. 126th Place, Cedar Lake, IN 46303

Request: Petitioner is requesting Concept Plan

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

7. Lakeview Business Park (CLBD South LLC) – Rezone, Preliminary Plat & Site Plan

Owner/Petitioner: CLBD South LLC

Vicinity: 13735 – 13923 Wicker Avenue, Cedar Lake, IN 46303

Request: Rezone, Preliminary Plat & Site Plan

a. Rezone from Ag to PUD

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

b. Preliminary Plat

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

c. Site Plan

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

8. 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
8861 W. 141st Avenue, 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:

9. Henn – Preliminary Plat & Final Plat One (1) Lot Subdivision and Site Plan

Owner: Rob Henn, Henn & Sons Construction, PO Box 502, Cedar Lake, IN 46303

Petitioner: Rob Henn, Henn & Sons Construction, PO Box 502, Cedar Lake, IN 46303

Vicinity: 13424 Wicker Ave., Cedar Lake, IN 46303

Request: Preliminary Plat One (1) Lot Subdivision with waivers, Final Plat One (1) Lot Subdivision and Site Plan

a. Petitioner is requesting Preliminary Plat for a One (1) Lot Subdivision with waivers

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 subject to 30-day waiting period.

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

c. Petitioner is requesting a Site Plan

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

10. Cedar Lake Storage LLC – Preliminary Plat & Final Plat One (1) Lot Subdivision and Site Plan

Owner: Cedar Lake Storage LLC, 9019 W. 133rd Avenue, Cedar Lake, IN 46303

Petitioner: Tim Porter, Cedar Lake Storage LLC, 9019 W. 133rd Avenue, Cedar Lake, IN 46303

Vicinity: 9011 - 9019 W. 133rd Avenue, 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 subject to 30-day waiting period.

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

c. Petitioner is requesting a Site Plan

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

Update Items:

1. Birchwood Farms – Phase 3 – Final Plat – July meeting
2. Comprehensive Plan Amendment

Public Comment:

Adjournment:

Press Session:

Plan Commission Public Meeting – June 16, 2021 at 7 pm

Plan Commission Public Hearing – June 30, 2021 at 6 pm

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.