



TOWN OF CEDAR LAKE
PLAN COMMISSION
Agenda
June 16, 2021 7:00 P.M.

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

___ Robert Carnahan

___ John Foreman

___ Richard Sharpe

___ Heather Dessauer

___ Chuck Becker

___ John Kiepura, Vice President

___ Jerry Wilkening, President

___ Don Oliphant, Town Engineer, CBBEL

___ David Austgen, Town Attorney

___ Jill Murr, Planning Director

___ Margaret Abernathy, Recording Secretary, Pro Tem

Minutes

May 19, 2021 Public Meeting and June 2, 2021 Special Work Session

Motion: _____ 1st _____ 2nd

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

Public Meeting:

1. Plan Commission Secretary Appointment

Motion: _____ 1st _____ 2nd

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

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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd

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

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. Town Attorney Comments:
- b. Petitioner's Comments:
- c. Town Engineer's Comments:
- d. Building Department Comments:
- e. Commission's Discussion:
- f. Commission Decision:

Motion: _____ 1st _____ 2nd

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

4. Beacon Pointe, Unit 3, Performance Letter of Credit

Owner/Petitioner: Beacon Pointe of Cedar Lake, LLC, 8900 Wicker Ave., St. John, IN

**Request: Convert Performance Letter of Credit to Maintenance Letter of Credit
Performance Letter of Credit expires July 12, 2021**

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

Motion: _____ 1st _____ 2nd

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

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

Owner/Petitioner: CLBD South LLC

Vicinity: 13729, 13735 – 13923 Wicker Avenue, Cedar Lake, IN 46303

Request: Rezone, Preliminary Plat & Site Plan

a. Rezone from Ag to PUD

1. Review of Legal Advertisements for Public Hearing:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Commission's Recommendation to Town Council:

Motion: _____ 1st _____ 2nd

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

b. Preliminary Plat for an 18 Lot Subdivision

1. Review of Legal Advertisements for Public Hearing:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Commission's Decision:

Motion: _____ 1st _____ 2nd

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

c. Site Plan

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

Motion: _____ 1st _____ 2nd

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

6. Henn –Preliminary Plat Extension – 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 a Preliminary Plat Extension

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

Motion: _____ 1st _____ 2nd

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

7. 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: 13324 Wicker Ave., Cedar Lake, IN 46303
Request: Preliminary Plat One (1) Lot Subdivision with waivers and Site Plan

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

1. Review of Legal Advertisements for Public Hearing:
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:
7. Commission's Decision:

Motion: _____ 1st _____ 2nd

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

b. 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:
6. Commission's Decision:

Motion: _____ 1st _____ 2nd

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

Update Items:

1. Comprehensive Plan Amendment – June 30, 2021 Public Hearing
2. Birchwood Farms – Phase 3 – Final Plat – July meeting
3. Beacon Pointe East – Phase 2 – Final Plat – July meeting
4. Rose Garden Estates – Unit 3 – Final Plat - July meeting
5. Hartig –One (1) Lot Subdivision – July meeting
6. Peoples Bank – Site Plan – July meeting
7. CL Storage – July meeting
8. Resolution No. 2021-02 – Plan Commission Rules & Regulations – July meeting
9. Zoning Ordinance Amendment – July meeting
10. Cedar Lake Conference Association (Cedar Lake Ministries) PUD Amendment – July meeting
11. Summer Winds Unit 1 - Performance Letter of Credit expires on August 15, 2021
12. Centennial Phase 15 – Performance Letter of Credit expires September 5, 2021

Public Comment:

Adjournment:

Press Session:

Plan Commission Public Hearing – June 30, 2021 at 6 pm
Plan Commission Special Work Session – July 7, 2021 at 6 pm
Plan Commission Work Session – July 7, 2021 at 7 pm
Plan Commission Public Meeting – July 21, 2021 at 7 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.