



CEDAR LAKE PLAN COMMISSION SPECIAL PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
June 30, 2021, at 6:00 pm

CALL TO ORDER:

Mr. Jerry Wilkening called the Plan Commission Special Public Meeting to order at 6:02 pm., on Wednesday, June 30, 2021, with all Members attending on-site. The Pledge of Allegiance was recited by all.

ROLL CALL:

Members Present: Robert Carnahan; John Foreman; Richard Sharpe; Heather Dessauer; Chuck Becker; John Kiepora, Vice-President; Jerry Wilkening, President. A quorum was attained. **Also present:** David Austgen, Town Attorney; Jill Murr, Planning Director; Rick Eberly, Town Manager; and Margaret Abernathy, Recording Secretary, Pro Tem. **Guests Present:** Jim Rawlinson, Project Manager with Community Economic Development, and Marlon Webb, Director of Community Economic Development, of the Veridus Group. **Absent:** None.

PUBLIC HEARING

Resolution No. 1285 – 2021 Comprehensive Plan Amendment

Mr. Wilkening advised that this special meeting is called for the purpose of holding a Public Hearing in regards Resolution No. 1285 for the 2021 Comprehensive Plan Amendment for the U.S. 41 Corridor. This is for a recommendation to the Town Council. The U.S. 41 Corridor has been broken up into four sections: North, Central, South, and Future.

Attorney Austgen advised that this Public Hearing has been properly noticed in The Post Tribune and The Northwest Indiana Times and all items made for public inspection and viewing in a timely manner.

Mr. Wilkening opened the floor for the Public Hearing. Having no one come forward to speak, he brought the matter back to the Plan Commission and turned the floor over to Marlon Webb, Veridus Group, for a presentation.

Mr. Webb displayed a PowerPoint to those present and highlighted the amendments to the Comprehensive Plan.

Purpose: There is much growth happening in this area of Lake County right outside of the town borders. In order to control the development and not let development happen to Cedar Lake, the Town reached out to Veridus to do this exercise. The purpose of the exercise was to look at historical and projected growth trends, focusing on the residential development on the west side of the town to strategically

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manage that growth, allowing for existing uses to support current and future residents. The update is a guide for future development and a foundation for the Zoning Ordinance and modernization.

Process: Determine the needs, do appropriate research, hold a steering committee, focus group, and stakeholder public meetings, marry best practices with the Town's needs, and identify action items as well as developing a responsibility matrix for implementation.

Mr. Webb reviewed a land-use map on the media screen and explained that an overlay district adds extra standards to all areas within a defined area regardless of the underlying base zoning district. The purpose of an overlay district is to protect the existing, legacy buildings located along U.S. 41. A land-use map allows the Town to determine what type of residential and commercial growth they would like to see in that area based on existing uses that you want to thrive, and what uses you want coming to the area. Mr. Webb noted that this ties in with the Zoning Ordinance changes that the Town is working on currently.

Recommendations: The action item recommendations include: Complete a master utility plan; establish a U.S. 41 Corridor Overlay; update the Transportation and Functional Classification map; complete a bicycle and pedestrian master plan; establish a neighborhood and housing strategy; and create a land strategy.

When the plans are in place, it becomes a guide that allows the Town to control planning and lets developers know what is expected.

Mr. Foreman mentioned updating the Comprehensive Plan for Lake Shore Drive being made into a mixed-use corridor. Mr. Niemeyer, Town Council President, stated that he believes that will be the next update.

Mr. Eberly thanked Veridus Group for their presentation and for the great work they had done on the project.

Mr. Kiepura asked about the density guide in the plan and it limiting curb cuts. Mr. Niemeyer responded that discussions came up about limiting curb cuts and using frontage access to limit direct access to U.S. 41. Mr. Eberly advised that the Plan Commission can limit access to roads if during the planning cycle. Mr. Carnahan stated that just like the Comprehensive Plan Amendment of 2007, 2012, and 2017, they are all guides.

Attorney Austgen advised that there are two actions that the Plan Commission will take. The first is to approve or not approve the U.S. 41 component to the Comprehensive Plan, and make a certified recommendation to the Town Council to consider the adoption of Resolution No. 1285.

A motion was made by Mr. Foreman and seconded by Ms. Dessauer to approve the final draft of the 2021 Comprehensive Plan Update & U.S. 41 Corridor Plan. Motion carried unanimously by roll-call vote:

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

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A motion was made by Ms. Dessauer and seconded by Mr. Kiepura to send a favorable recommendation to the Town Council to adopt Resolution No. 1285. Motion carried unanimously by roll-call vote:

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

Attorney Austgen stated that in furtherance of the action just taken, and in anticipation of possible action by the Town Council, the work on the Overlay Zoning District for the U.S. 41 Corridor has begun. With the resource data from Veridus and directions, a beginning outline of that process has been started, and he will be bringing it to the Commission soon.

ADJOURNMENT: Mr. Wilkening adjourned the Special Work Session at 6:26 p.m.

TOWN OF CEDAR LAKE PLAN COMMISSION

Jerry Wilkening, President

John Kiepura, Vice-President

Robert Carnahan, Member

John Foreman, Member

Richard Sharpe, Member

Heather Dessauer, Member

Chuck Becker, Member

ATTEST:

Margaret R. Abernathy, Recording Secretary

The Minutes of the Cedar Lake Plan Commission Public Meeting are transcribed pursuant to IC 5-14-1 5-4(b), which states:

(b) As the meeting progresses, the following memoranda shall be kept:

- (1) The date, time, and place of the meeting.*
- (2) The members of the governing body are recorded as either present or absent.*
- (3) The general substance of all matters proposed, discussed, or decided.*
- (4) A record of all votes taken, by individual members if there is a roll call.*
- (5) Any additional information required under IC 5-1.5-2-2.5.*

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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.