



**TOWN OF CEDAR LAKE  
PLAN COMMISSION**

**July 7, 2021**

**Special Work Session – 6:00 pm**

**Special Public Meeting & Work Session – 7:00 pm**

**DRAFT Agenda**

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

\_\_\_ Rick Eberly, Town Manager

\_\_\_ Jill Murr, Planning Director

\_\_\_ Margaret Abernathy, Recording Secretary, Pro Tem

**Special Work Session:**

1. Zoning Ordinance Amendment

Adjournment: \_\_\_\_\_ pm

**Special Public Meeting:**

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

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBBEL
___ John Foreman	___ David Austgen, Town Attorney
___ Richard Sharpe	
___ Heather Dessauer	___ Jill Murr, Planning Director
___ Chuck Becker	___ Margaret Abernathy, Recording Secretary, Pro Tem
___ John Kiepura, Vice President	
___ Jerry Wilkening, President	

**Special Public Meeting:**

**1. 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. 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: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

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:

Town of Cedar Lake – Plan Commission  
Special Public Meeting & Work Session Agenda  
July 7, 2021

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. 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**

- 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:		1 <sup>st</sup>		2 <sup>nd</sup>			
Robert Carnahan	John Foreman	Richard Sharpe	Heather Dessauer	Chuck Becker	John Kiepura	Jerry Wilkening	Vote

**3. Henn – Preliminary 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:		1 <sup>st</sup>		2 <sup>nd</sup>			
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:		1 <sup>st</sup>		2 <sup>nd</sup>			
Robert Carnahan	John Foreman	Richard Sharpe	Heather Dessauer	Chuck Becker	John Kiepura	Jerry Wilkening	Vote

**Adjournment of Special Public Meeting:** \_\_\_\_\_ pm

**Regular Work Session:**

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

**1. Birchwood Farms – Phase 3 – Final Plat**

Owner/Petitioner: Hanover Development LLC, 80551 Wicker Ave., St. John, IN 46373

Vicinity: 12400 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting Final Plat – 38 Lots and 2 Outlots**

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

**2. Beacon Pointe East – Phase 2 – Final Plat**

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373

Vicinity: 9000 W. 141st, 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. Rose Garden Estates, Unit 3, Final Plat**

Owner/Petitioner: Lennar Homes, 1141 W. Main St, Ste. 108, East Dundee, IL 60118

Vicinity: West 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting Final Plat for Unit 3**

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

**4. Hartig – Preliminary Plat – One (1) Lot Subdivision**

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

Vicinity: 8025 W. 126<sup>th</sup> Place, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Preliminary 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. Cedar Lake Storage LLC – Preliminary Plat One (1) Lot Subdivision and Site Plan**

Owner: Cedar Lake Storage LLC, 9019 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

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

Vicinity: 9011 - 9019 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

**Request: Preliminary 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 a Site Plan**

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

**6. Peoples Bank – Site Plan**

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

Vicinity: 10205 133<sup>rd</sup> 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:

**7. 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. 141<sup>st</sup> 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:

**8. Sedor – Concept Plan - Preliminary Plat – One (1) Lot Subdivision**

Owner: Joseph Sedor through POA Edward A Sedor, 13616 Cedar St., Cedar Lake, IN 46303

Petitioner: Joseph C. Svetanoff, 9801 Connecticut St., Crown Point, IN 46307

Vicinity: 13616 Cedar St., Cedar Lake, IN 46303

**Request: Petitioner is introducing requesting a Preliminary Plat for a One (1) Lot Subdivision**

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

**Update Items:**

1. Resolution No. 2021-02 – Plan Commission Rules & Regulations
2. Centennial Estates – Phase 1 – Performance Letter of Credit Reduction (25%)
3. Centennial Villas – Phase 1 – Performance Letter of Credit Reduction (25%)
4. Summer Winds Unit 1 - Performance Letter of Credit expires on August 15, 2021
5. Centennial Phase 15 – Performance Letter of Credit expires September 5, 2021
6. Dominos – Preliminary Plat & Site Plan
7. Fee In Lieu of Sidewalk

**Public Comment:**

**Adjournment:**

**Press Session:**

Town of Cedar Lake – Plan Commission  
Special Public Meeting & Work Session Agenda  
July 7, 2021

Plan Commission Public Meeting – June 16, 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.*