



TOWN OF CEDAR LAKE
PLAN COMMISSION
July 21, 2021
Public Meeting– 7:00 pm
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

Minutes:

June 2, 2021 – Work Session (Regular)

June 16, 2021 – Public Meeting

June 30, 2021 – Special Public Meeting

July 7, 2021 – Special Work Session, Special Public Meeting and Work Session (Regular)

Motion: _____ 1st _____ 2nd

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

New Business:

1. 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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd

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

2. Lakeside - Preliminary Plat Extension

Owner/Petitioner: Cedar Lake 133, LLC, 8900 Wicker Ave., St. John, IN 46373

Vicinity: 5711 W. 133rd Ave., Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat Extension – Expires 9-18-2021

- 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

3. Rose Garden Estates, Unit 3, Final Plat

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

Vicinity: West 141st 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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd

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

4. Hartig – Preliminary Plat & Final Plat – One (1) Lot Subdivision with waivers

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

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

a. Petitioner is requesting Preliminary Plat for a One (1) Lot Subdivision & 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 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:
6. Commission's Decision

Motion: _____ 1st _____ 2nd

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

5. Cedar Lake Storage LLC – Preliminary Plat One (1) Lot Subdivision

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

- a. Review of Legal Advertisements for Public Hearing:
- b. Petitioner's Comments:
- c. Town Engineer's Comments:
- d. Remonstrators:
- e. Building Department Comments:
- f. Commission's Discussion:
- g. Commission Decision:

Motion: _____ 1st _____ 2nd

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

6. 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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd

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

7. Summer Winds Unit 1 - Performance Letter of Credit expires on August 15, 2021

Request: Performance Letter of Credit extension and establish pull date for Performance Letter of Credit

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

Motion: _____ 1st _____ 2nd _____

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

Update Items:

- 1. Resolution No. 2021-02 – Plan Commission Rules & Regulations
- 2. Centennial Phase 15 – Performance Letter of Credit expires September 5, 2021
- 3. Fee in Lieu of Sidewalk
- 4. Cedar Lake Ministries PUD Amendment and Preliminary Plat

Public Comment:

Adjournment:

Press Session:

Plan Commission Special Work Session – August 4, 2021 at 6 pm
Plan Commission Work Session – August 4, 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.