



**TOWN OF CEDAR LAKE
PLAN COMMISSION
August 4, 2021
Special Work Session – 6:00 pm
Work Session – 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

Special Work Session:

1. Zoning Ordinance Amendment

Adjournment: _____ pm

Work Session:

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

___ John Kiepura, Vice President

___ Jerry Wilkening, President

1. Birchwood Farms – Phase 3 – Final Plat

Owner/Petitioner: Hanover Development LLC, 8051 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. Centennial – Phase 13 – Convert Performance Letter of Credit to Maintenance Letter of Credit

Owner/Petitioner: North Centennial Development LLC, 8051 Wicker Ave., St. John, IN 46373

Vicinity: 141st & Parrish Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting to convert Performance Letter of Credit to Maintenance Letter of Credit

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

3. Hardig – Final Plat 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 a Final Plat 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: Rob Henn, Henn & Sons Construction, PO Box 502, Cedar Lake, IN 46303

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

Request: Petitioner is requesting Final Plat for 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 Conference Association (Cedar Lake Ministries) PUD Amendment, Rezone & Preliminary Plat

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 Rezone from R-1 & PUD to PUD, a Planned Unit Development (PUD) contract Amendment and a Preliminary Plat for a one (1) lot subdivision, Unit 2

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

6. Cedar Lake Storage LLC –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: Petitioner is requesting a Site Plan

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

7. Sedor – Preliminary Plat – One (1) Lot Subdivision

Owner: Edward A Sedor as Personal Representative of the Estate of Joseph 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 requesting 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:

8. Wiers – Rezone

Owner: John & Darlene Boersma, 11703 Upper Peninsula Ln., St. John, IN 46373
Petitioner: Jeff Wiers (Electric Power Solutions LLC), PO Box 712, St. John, IN 46373
Vicinity: 12828 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from Title XII – Neighborhood Business (B-1) Zoning to Title XIV - General Business (B-3) Zoning.

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

9. Starcevic – Concept Plan – One (1) Lot Subdivision

Owner/Petitioner: Tom Starcevic, 5716 N. Rockwell, Chicago, IL 60659
Vicinity: 7615 W. 142nd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat for a One Lot subdivision

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

10. Cedar View – Concept Plan - Two (2) Lot Subdivision & Site Plan

Owner: James & Samantha Brooker, 17316 Camelot Drive, Lowell, IN 46356
Petitioner: Cedar Lake Property LLC, 17316 Camelot Drive, Lowell, IN 46356
Vicinity: 7936 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat for a Two (2) Lot subdivision & Site Plan

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

11. Fee in Lieu of Sidewalk Ordinance

Update Items:

- 1. Resolution No. 2021-02 – Plan Commission Rules & Regulations
- 2. Centennial Phase 15 – Performance Letter of Credit expires September 5, 2021
- 3. Subdivision Control Ordinance

Public Comment:

Adjournment:

Joint Meeting of the Redevelopment Commission, Plan Commission and Town Council – August 17,
2021 at 7 pm

Plan Commission Public Meeting – August 18, 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.