



**TOWN OF CEDAR LAKE
PLAN COMMISSION
August 18, 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

___ Jill Murr, Planning Director

___ Margaret Abernathy, Recording Secretary, Pro Tem

Minutes:

July 21, 2021 Public Meeting

Motion: _____ 1st _____ 2nd

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

1. 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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd

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

2. 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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd _____

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

3. 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
- e. Commission Decision:

Motion: _____ 1st _____ 2nd _____

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

4. Centennial – Phase 15 –Performance 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: Performance Letter of Credit extension and establish pull date for Performance Letter of Credit expiring on September 5, 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. Henn –Final Plat One (1) Lot Subdivision

Owner/Petitioner: Rob Henn, Henn & Sons Construction, PO Box 502, Cedar Lake, IN 46303

Vicinity: 13324 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:
- e. Commission Decision:

Motion: _____ 1st _____ 2nd _____

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

6. 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. Review of Legal Advertisements for Public Hearing
- 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. 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. Review of Legal Advertisements for Public Hearing
- b. Petitioner's Comments:
- c. Town Engineer's Comments:

- d. Building Department Comments:
- e. Commission's Discussion:
- f. Commission's Recommendation to Town Council:

Motion: _____ 1st _____ 2nd _____

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

8. 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

Requests:

a. Petitioner is requesting a Rezone from R-1 & PUD 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 a one (1) lot subdivision, Unit 2

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. Planned Unit Development (PUD) contract Amendment

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

9. Cedar Lake Storage LLC – Final Plat

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 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

10. Fee in Lieu of Sidewalk Ordinance

- a. Review of Legal Advertisements for Public Hearing:
- b. Remonstrators:
- c. Building Department Comments:
- d. Commission's Discussion:
- e. Commission's Recommendation to Town Council:

Motion: _____ ^{1st} _____ ^{2nd}

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

Update Items:

1. Resolution No. 2021-02 – Plan Commission Rules & Regulations

Town of Cedar Lake – Plan Commission
Public Meeting Agenda
August 18, 2021

Public Comment:

Adjournment:

Plan Commission Zoning Ordinance Work Session – September 1, 2021 at 6 pm

Plan Commission Regular Work Session – September 1, 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.