



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

September 1, 2021

Zoning Ordinance Work Session – 6:00 pm

Regular 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

___ 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

1. Sedor – Final 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: 13615 Cedar St., 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:

2. 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;
Preliminary Plat for a one (1) lot subdivision, Unit 2; and
A Planned Unit Development (PUD) contract Amendment**

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

3. Cedar Lake Storage LLC –Site Plan & 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 a Site Plan & Final Plat

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

4. Starcevic – Preliminary Plat – 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:

5. Cedar View – Preliminary Plat - 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:

6. Beacon Pointe – Units 6, 7 & 8 – Preliminary Plat – Concept Plan

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 13300 Lake Shore Dr., Cedar Lake, IN 46303
Vicinity: 13800 Parrish Avenue

Request: Petitioner is requesting Preliminary Plat for Beacon Pointe Units 6, 7 & 8

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

7. Brown – 14917 Morse Street – One Lot Subdivision – Concept Plan

Owner/Petitioner: Ryan Brown, 4520 W. 107th Place, Crown Point, IN 46307
Vicinity: 14719 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a One (1) Lot subdivision

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

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

9. Fee in Lieu of Sidewalk Ordinance

Update Items:

- 1. Subdivision Control Ordinance
- 2. Letters of Credit:
 - a. Rose Garden Estates – Unit 1 – Performance LOC expires October 15, 2021
 - b. Beacon Pointe – Unit 1 – Maintenance LOC expires November 2, 2021
 - c. Lakeside – Unit 1, Block 1 – Maintenance LOC expires November 14, 2021
 - d. Rose Garden Estates – Unit 2 – Performance LOC expires December 9, 2021
 - e. Beacon Pointe – Unit 4 – Performance LOC expires December 11, 2021

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- f. Summer Winds – Unit 2 – Performance LOC expires December 20, 2021
- g. Summer Winds – Unit 3 – Performance LOC expires December 23, 2021

Public Comment:

Adjournment:

Plan Commission Public Meeting – September 15, 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.