



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
Public Meeting Agenda  
September 15, 2021  
7:00 pm**

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

\_\_\_ Ashley Abernathy, Recording Secretary

**Meeting Minutes**

August 17, 2021 Town Council, Redevelopment Commission and Plan Commission Joint Public Meeting

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

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

**New Business:**

**1. Rose Garden Estates – Plat of Correction – Units 1 & 2**

**Request: Plat of Correction for addresses in Units 1 & 2**

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

**2. Rose Garden Estates – Unit 1 – Performance LOC**

**Request: Approval of extending Performance Letter of Credit expiration to October 14, 2022**

- a. Building Department Comments:
- b. Commission's Discussion:
- c. 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

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### 3. Rose Garden Estates – Unit 2 – Performance LOC

**Request: Approval of extending Performance Letter of Credit expiration to December 9, 2022**

- a. Building Department Comments:
- b. Commission's Discussion:
- c. 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

### 4. 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. 137<sup>th</sup> 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:		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 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:		1 <sup>st</sup>	2 <sup>nd</sup>				
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:

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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

**5. Cedar Lake Storage LLC –Site Plan & Final Plat**

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: 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:
- e. 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

**6. Starcevic – Preliminary Plat – One (1) Lot Subdivision**

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

**Request: Petitioner is requesting Preliminary Plat for a One 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: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup>

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

**7. Fee in Lieu of Sidewalk Ordinance**

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

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

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**Update Items:**

1. Resolution No. 2021-02 – Plan Commission Rules & Regulations
2. Subdivision Control Ordinance
3. Letters of Credit:
  - a. Beacon Pointe – Unit 1 – Maintenance LOC expires November 2, 2021
  - b. Lakeside – Unit 1, Block 1 – Maintenance LOC expires November 14, 2021
  - c. Beacon Pointe – Unit 4 – Performance LOC expires December 11, 2021
  - d. Summer Winds – Unit 2 – Performance LOC expires December 20, 2021
  - e. Summer Winds – Unit 3 – Performance LOC expires December 23, 2021

**Public Comment:**

**Adjournment:**

Plan Commission Work Session – October 6, 2021 at 7 pm  
Plan Commission Public Meeting – October 20, 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.*