



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
October 6, 2021  
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 Kiepora, Vice President

\_\_\_ Jerry Wilkening, President

\_\_\_ Don Oliphant, Town Engineer, CBBEL

\_\_\_ David Austgen, Town Attorney

\_\_\_ Jill Murr, Planning Director

\_\_\_ Ashley Abernathy, Recording Secretary

**1. Centennial Phase 15 – Letter of Credit**

**Request:** Accept the improvements and convert the performance letter of credit to a maintenance letter of credit

**2. 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:

**3. Centennial Estates – Phase 2 – Final Plat**

**Owner/Petitioner:** Cedar Lake Development LLC, 8051 Wicker Avenue, Cedar Lake, IN 46303

**Vicinity:** 13830 Parrish Avenue

**Request:** Petitioner is requesting Final Plat for Centennial Estates, Phase 2, 26 Lots

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

**4. Centennial Villas – Phase 2 – Final Plat**

**Owner/Petitioner:** Cedar Lake Development LLC, 8051 Wicker Avenue, Cedar Lake, IN 46303

**Vicinity:** approximately 13800 Freedom Way

**Request:** Petitioner is requesting Final Plat for Centennial Villas, Phase 2, 14 Lots

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

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

**6. 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:

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

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:

**8. Wahlberg – 7315 Lake Shore Drive – Rezone**

Owner: S&N LLC, 739 S. Arbogast St., Griffith, IN 46319  
Petitioner: Fred Wahlberg, 739 S. Arbogast St., Griffith, IN 46319  
Vicinity: 7309 - 7319 Lake Shore Drive, Cedar Lake, IN 46303

**Request: Petitioner is requesting a rezone from B-1 to R-2**

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

**9. Brown – 14917 Morse Street – Preliminary Plat - One Lot Subdivision**

Owner/Petitioner: Ryan Brown, 4520 W. 107<sup>th</sup> 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:

**10. Rybenski – 13651 Wicker Avenue – Concept Plan**

Owner: Jill & Terrence Koehler, 12980 W. 83<sup>rd</sup> Pl., St. John, IN 46373  
Petitioner: Concrete Restoration Services, In – Steve Rybenski, 13631 Hobart St., Cedar Lake, IN 46303  
Vicinity: 13651 Wicker Avenue, Cedar Lake, IN 46303  
**Request: Petitioner is introducing a Concept Plan for Hot Dog Fast Food, Drive Thru Restaurant**

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

**11. Stenger – 13418 Wicker Avenue – Concept Plan**

Owner/Petitioner: Gerald "Chip" Stenger, 4102 Cordell Cove, Fort Wayne, IN 46845  
Vicinity: 13418 Wicker Avenue, Cedar Lake, IN 46303  
**Request: Petitioner is introducing a Concept Plan** Petitioner's Comments:  
e. Town Engineer's Comments:  
f. Building Department Comments:  
g. Commission's Discussion:

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

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

**Update Items:**

- 1. Subdivision Control Ordinance
- 2. 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 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.*