



**TOWN OF CEDAR LAKE  
PLAN COMMISSION**

**November 3, 2021**

**Zoning Ordinance Work Session – 6:00 pm  
Special Public Meeting & 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

\_\_\_ Ashley Abernathy, Recording Secretary

**Zoning Ordinance Work Session:**

1. Zoning Ordinance Amendment

Adjournment: \_\_\_\_\_ pm

## Special Public Meeting & Regular Work Session

Call To Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBEL
___ John Foreman	___ David Austgen, Town Attorney
___ Richard Sharpe	
___ Heather Dessauer	___ Jill Murr, Planning Director
___ Chuck Becker	___ Ashley Abernathy, Recording Secretary
___ John Kiepura, Vice President	
___ Jerry Wilkening, President	

### Special Public Meeting:

#### 1. 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**

Motion: _____		1 <sup>st</sup>		2 <sup>nd</sup>			
Robert Carnahan	John Foreman	Richard Sharpe	Heather Dessauer	Chuck Becker	John Kiepura	Jerry Wilkening	Vote

Adjournment: \_\_\_\_\_ pm

### Regular Work Session:

Call to Order: \_\_\_\_\_ (Time)

#### 1. 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**

#### 2. Electric Power Solutions LLC – Concept Plan

Owner: John & Darlene Boersma, 11703 Upper Peninsula Dr., St. John, IN 46373

Petitioner: electric Power Solutions LLC, PO Box 712, St. John, IN 46373

Vicinity: 12828 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is presenting a Concept Plan**

#### 3. HB & HGT LLC – Concept Plan

Owner: Krzysztof Bies, 13932 Catherine Dr., Orland Park, IL 60462

Petitioner: HB & HGT LLC, Cedar Lake, IN 46303

Vicinity: 13132 Morse Street, Cedar Lake, IN 46303

**Request: Petitioner is presenting a Concept Plan**

**4. Black River Bells, LLC – Concept Plan**

Owner: ARDT III, LLC, 8205 Stirling Falls Cir, Sarasota, FL 34243  
Petitioner: Black River Bells, LLC, 7915 Kensington Ct, Brighton, MI  
Vicinity: 11109 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303  
Request: **Petitioner is presenting a Concept Plan**

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

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

**Update Items:**

1. Subdivision Control Ordinance
2. Starcevic – Preliminary Plat – One (1) Lot Subdivision deferred to November 17, 2021
3. Wahlberg – 7315 Lake Shore Drive – Rezone
4. Cedar View – Preliminary Plat - Two (2) Lot Subdivision & Site Plan
5. Letters of Credit:
  - a. Beacon Pointe – Unit 4 – Performance LOC expires December 11, 2021
  - b. Summer Winds – Unit 2 – Performance LOC expires December 20, 2021
  - c. Summer Winds – Unit 3 – Performance LOC expires December 23, 2021

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – November 17, 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.*