



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
December 1, 2021, 7:00 pm  
Work Session 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

**Work Session:**

**1. Birchwood Phase 4 – Final Plat**

Owner/Petitioner: Hanover Development LLC, 8051 Wicker Ave, Ste. A, St. John, IN 46373

Vicinity: approx. 12400 Wicker Ave., Cedar Lake, IN 46303

**Request: Petitioner is requesting Final Plat for Birchwood Subdivision Phase 4 – 32 Lots and 2 Outlots**

**2. Beacon Pointe East – Phase 3 – Final Plat**

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

Vicinity: 9000 W. 141<sup>st</sup> Ave., Cedar Lake, IN 46303

**Request: Petitioner is requesting Final Plat for Beacon Pointe East Phase 3**

**3. 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**

**4. Wiers – Electric Power Solutions LLC – Preliminary Plat – One (1) Lot Subdivision & Site 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 requesting Preliminary Plat for a Two (2) Lot subdivision & Site Plan**

**5. Black River Bells, LLC – Preliminary Plat for a One (1) Lot Subdivision and Site 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 requesting a Preliminary Plat for a One (1) Lot Subdivision and a Site Plan.**

**6. Stenger – 13418 Wicker Avenue – Rezone & One (1) Lot Subdivision**

Owner/Petitioner: Gerald Stenger, 4102 Cordell Cove, Fort Wayne, IN 46845

Vicinity: 13418 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Rezone and a One (1) Lot Subdivision**

**7. Oakwood Crossing – Preliminary Plat – 81 Lot Subdivision**

Owner: Cedar Lake Residential LLC, PO Box 677, St. John, IN 46373  
Petitioner: Schilling Development, 8900 Wicker Ave., St. John, IN 46373  
Vicinity: US 41 & 10918 W. 129<sup>th</sup> Ave, Cedar Lake, IN 46303  
**Request: Petitioner is requesting Preliminary Plat for an 81 Lot subdivision**

**8. Schilling Distribution Center – Concept Plan**

Owner/Petitioner: Lake County LBM LLC, 8900 Wicker Ave., St. John, IN 46373  
Vicinity: 10501 W. 133<sup>rd</sup> St., Cedar Lake, IN 46303  
**Request: Petitioner is presenting a concept plan for the expansion of the distribution center.**

**9. Diamond Peak – Concept Plan**

Petitioner: Diamond Peak, 1313 White Hawk Dr., Crown Point, IN 46307  
Vicinity: 155<sup>th</sup> Ave. & Parrish Ave., Cedar Lake, IN 46303  
**Request: Petitioner is presenting a concept plan for a subdivision**

**10. Storage Cedar Lake LLC & Heartland Storage Cedar Lake LLC – Amendment**

Petitioner: Storage Cedar Lake LLC & Heartland Storage Cedar Lake LLC  
Vicinity: 13077 Wicker Ave., Cedar Lake, IN 46303  
**Request: Petitioner is requesting a modification of Plan Commission determination dated October 19, 2016 and recorded as document 2016-087347**

**11. Franciscan – Cedar Lake Health Center – Site Plan**

Owner: R.M. Teibel & Associates, Inc., PO Box 1313, Lafayette, IN 47902  
Petitioner: Tonn & Blank Construction, 1623 Greenwood Avenue, Michigan City, IN 46360  
Vicinity: 6831 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303  
**Request: Petitioner is requesting Site Plan approval for a 1,500 sq. ft. addition**

**12. Perez – Concept Plan**

Owner/Petitioner: Ricardo Perez, 13901 Laque Dr., Cedar Lake, IN 46303  
Vicinity: 13901 Laque Dr., Cedar Lake, IN 46303  
**Request: Petitioner is presenting a concept plan for a two (2) lot subdivision.**

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

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

**15. Building Regulations and Fee amendment**

**Update Items:**

1. Subdivision Control Ordinance
2. Wahlberg – 7315 Lake Shore Drive – Rezone
3. 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
  - d. Centennial – Phase 10 – Maintenance LOC expires January 15, 2022

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – December 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.*