



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

____ Jill Murr, Planning Director
____ Ashley Abernathy, Recording Secretary

1. **Meeting Minutes:** November 17, 2021 Public Meeting and December 1, 2021 Work Session
2. **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**
3. **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. 141st Ave., Cedar Lake, IN 46303
Request: **Petitioner is requesting Final Plat for Beacon Pointe East Phase 3**
4. **Summer Winds Commercial – Accept improvements and convert Performance Letter of Credit to Maintenance Letter of Credit**
Owner: Summer Winds Commercial
Vicinity: Summer Winds Commercial Plaza
Request: **Accept improvements and convert Performance Letter of Credit to Maintenance Letter of Credit**
5. **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**
6. **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. 133rd Avenue, Cedar Lake, IN 46303
Request: **Petitioner is requesting Site Plan approval for a 1,500 sq. ft. addition**
7. **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: Jeff Wiers - 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 One (1) Lot Subdivision & Site Plan**

8. 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

9. Black River Bells, LLC – Preliminary Plat for a One (1) Lot Subdivision & 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. 133rd Avenue, Cedar Lake, IN 46303
Request: Petitioner is requesting a Preliminary Plat for a One (1) Lot Subdivision & Site Plan.

10. Stenger – 13418 Wicker Avenue – Rezone & Preliminary Plat for a 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 from R-1 & B-3 to B-3
Petitioner is requesting a Preliminary Plat for a One (1) Lot Subdivision**

11. 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. 129th Ave, Cedar Lake, IN 46303
Request: Petitioner is requesting Preliminary Plat for an 81 Lot subdivision

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

13. Resolution No. 2021-04 - Zoning Ordinance & Zoning Map

14. Fee in Lieu of Sidewalk Ordinance

Update Items:

1. Building Regulations and Fee amendment
2. Subdivision Control Ordinance
3. Letters of Credit:
 - a. Summer Winds – Unit 2 – Performance LOC expires December 20, 2021
 - b. Summer Winds – Unit 3 – Performance LOC expires December 23, 2021
 - c. Centennial – Phase 10 – Maintenance LOC expires January 15, 2022

Public Comment:

Adjournment:

Plan Commission Work Session – January 5, 2022 at 7 pm
Plan Commission Public Meeting – January 19, 2022 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.