



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

January 5, 2022, 7:00 pm

Special Public Meeting & Regular Work Session Agenda

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

___ Robert Carnahan

___ John Foreman

___ Richard Sharpe

___ Heather Dessauer

___ Chuck Becker

___ John Kiepura

___ Jerry Wilkening

___ Don Oliphant, Town Engineer, CBBEL

___ David Austgen, Town Attorney

___ Jill Murr, Planning Director

___ Ashley Abernathy, Recording Secretary

Special Public Meeting:

1. Nomination and Appointment of Officers:

President:

Motion: _____ 1st _____ 2nd _____

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

Vice President:

Motion: _____ 1st _____ 2nd _____

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

2. Appointments:

Board of Zoning Appeals:

Unsafe Building Department:

Motion: _____ 1st _____ 2nd _____

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

3. Minutes:

Motion: _____ 1st _____ 2nd _____

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

Adjournment of Special Public Meeting: _____ pm

Call to Order: _____ pm

Work Session:

1. 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**

2. Cedar View – Preliminary Plat & 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**

3. Black River Bells, LLC – Preliminary Plat – 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 and a Site Plan.**

4. Schilling Distribution Center – Preliminary Plat – 1 Lot Subdivision

Owner: Lake County LBM LLC, 8900 Wicker Ave., St. John, IN 46373
Petitioner: Schilling Development, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 10501 W. 133rd Avenue, Cedar Lake, IN 46303
Request: **Petitioner is requesting a Preliminary Plat for a One (1) Lot Subdivision**

5. 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**

6. Stenger – 13418 Wicker Avenue – Final Plat – 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 Final Plat for a One (1) Lot Subdivision**

7. Perez – 13901 Laque Drive – Preliminary Plat - 2 Lot Subdivision

Owner/Petitioner: Ricardo Perez, 13901 Laque Drive, Cedar Lake, IN 46303
Vicinity: 13901 Laque Drive, Cedar Lake, IN 46303
Request: **Petitioner is requesting a Two (2)-lot subdivision**

8. Cedar Lake Ministries – Unit 2 – Final Plat – 1 Lot Subdivision

Owner: Cedar Lake Ministries, 13701 Lauerman St., Cedar Lake, IN 46303
Petitioner: Brett Knoll, Executive Director, Cedar Lake Ministries
Vicinity: 8816 W. 137th Ave., Cedar Lake, IN 46303
Request: **Petitioner is requesting Final Plat for a One (1) Lot subdivision**

Update Items:

1. Wiers – Electric Power Solutions LLC – Preliminary Plat – One (1) Lot Subdivision & Site Plan – deferred to February
2. Resolution No. 2021-04 - Zoning Ordinance & Zoning Map
3. Building Regulations and Fee amendment
4. Subdivision Control Ordinance
5. Fee in Lieu of Sidewalk – February 2, 2022 work session

Public Comment:
Adjournment:

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.