



**CEDAR LAKE PLAN COMMISSION SPECIAL PUBLIC MEETING MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**Tuesday, March 1, 2022 at 7:00 pm**

**CALL TO ORDER:**

Mr. Wilkening called the Plan Commission Special Public Meeting to order on Tuesday, March 1, 2022, at 7:05 pm with its members attending on-site. The Pledge of Allegiance was recited by all.

**ROLL CALL:**

**Members Present:** Robert Carnahan; John Foreman; Heather Dessauer; Chuck Becker; Richard Sharpe, Secretary; John Kiepora, Vice President; Jerry Wilkening, President. A quorum was attained. **Also present:** Don Oliphant, Town Engineer (arrived at 7:08 PM via Zoom); David Austgen, Town Attorney; Jill Murr, Planning Director; and Ashley Abernathy, Recording Secretary. **Absent:** None.

**1. Resolution No. 2021-04 – Zoning Ordinance & Zoning Map**

Mr. Wilkening stated the item of business for tonight's meeting was for Resolution No. 2021-04 – Zoning Ordinance and Zoning Map, which was deferred from December 15, 2021, January 19, 2022, and February 16, 2022. Mr. Wilkening asked Mr. Austgen if he had any comments for this item. Mr. Austgen advised this matter presented to the Plan Commission for recommendation to the Town Council, for the completed Zoning Ordinance Text Replacement Ordinance, which has been worked on by the Plan Commission and is being prosecuting consistently with Indiana Code 36-7-4.

Mr. Austgen commented the work to update the Zoning Ordinance was done by the Plan Commission, without the use of outside consultants. It has been a long process to complete the update. The action of the Plan Commission tonight will be by way of a motion to send a recommendation to the Town Council. The Town Council has the final decision on the adoption of the Zoning Ordinance. The adoption of the Zoning Ordinance is on the agenda for the Town Council Public Meeting directly following the Plan Commission meeting. In the event the Plan Commission sends a recommendation, the recommendation will be considered tonight.

Mr. Wilkening asked Mr. Oliphant if he had any further comments at this time. Mr. Oliphant responded in the negative.

Mr. Wilkening asked if anyone from the Building Department had any comment at this time. Mr. Kubiak stated he is glad to see the Zoning Ordinance has reached the point of being recommended to the Town Council.

Mr. Wilkening asked if any of the Commissioners had any discussion to add. Mr. Foreman stated he wanted to advise the Public that this has been being worked on for a long time. They have worked with

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the Zoning Ordinance that was adopted in the 1980s and they attempted to make common sense decisions to help the members of the Town. They took a look at some Legacy-style Lots and housing that was in the Town pre-incorporation. While the update may not be perfect right away, they will make every attempt to keep making it better as time moves forward.

Mr. Carnahan asked Mr. Foreman to explain what a Legacy Lot is for the Public. Mr. Foreman advised Legacy Lots are for properties that are smaller lots that were created prior to the Town's incorporation, that are residential in nature. They have created some new guidelines for these lots to make it easier for those property owners to improve their property.

Mr. Wilkening asked if there were any further comments from the Commissioners. None were had.

Mr. Wilkening read Resolution No. 2021-04 A Resolution Recommending That Town Zoning Ordinance No.: 496, Text And Zoning Map, And All Text And Zone Map Amendments Thereto, Be Repealed And Replaced, Along With All Ordinances Or Parts Thereof, In Conflict Herewith, And All Matters Related Thereto.

Mr. Wilkening entertained a motion for this item. A motion was made by Mr. Kiepura and seconded by Mr. Becker to send a favorable recommendation to the Town Council regarding Resolution No. 2021-04 Zoning Ordinance and Zoning Map. The motion passed unanimously by roll-call vote:

Mr. Carnahan	Aye
Mr. Foreman	Aye
Ms. Dessauer	Aye
Mr. Sharpe	Aye
Mr. Becker	Aye
Mr. Kiepura	Aye
Mr. Wilkening	Aye

**Adjournment:** Mr. Wilkening adjourned the Special Public Meeting at 7:11 pm.

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**TOWN OF CEDAR LAKE PLAN COMMISSION**

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Jerry Wilkening, President

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John Kiepora, Vice President

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Richard Sharpe, Member

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John Foreman, Member

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Robert Carnahan, Member

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Heather Dessauer, Member

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Chuck Becker, Member

ATTEST:

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Ashley Abernathy, Recording Secretary

*The Minutes of the Cedar Lake Plan Commission Special Public Meeting are transcribed pursuant to IC 5-14-15-4(b) which states:*

*(b) As the meeting progresses, the following memoranda shall be kept:*

*(1) The date, time, and place of the meeting.*

*(2) The members of the governing body recorded as either present or absent.*

*(3) The general substance of all matters proposed, discussed, or decided.*

*(4) A record of all votes taken by individual members if there is a roll call.*

*(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.*

*Cedar Lake Plan Commission: March 1, 2022, Minutes of the Special Public Meeting*