



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

April 6, 2022

Work Session – 7:00 pm

Agenda

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

___ Robert Carnahan

___ John Foreman

___ Richard Sharpe, Secretary

___ Heather Dessauer

___ Chuck Becker

___ John Kiepora, Vice President

___ Jerry Wilkening, President

___ Don Oliphant, Town Engineer, CBBEL

___ David Austgen, Town Attorney

___ Chris Salatas, Town Manager

___ Kristina Kuzma, Planning Director

___ Ashley Abernathy, Recording Secretary

1. Starcevic – Final Plat – One (1) Lot Subdivision

Owner/Petitioner: Tom Starcevic, 5716 N. Rockwell, Chicago, IL 60659

Vicinity: 7615 W. 142nd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat for a One Lot subdivision

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Planning Director Comments:
- d. Commission's Comments:

2. 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

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Planning Director Comments:
- d. Commission's Discussion:

3. Silver Meadows – Rezone

Owner: Town of Cedar Lake, PO Box 707, Cedar Lake, IN 46303

Petitioner: Diamond Peak Group LLC, 1313 White Hawk Drive, Crown Point, IN 46307

Vicinity: 155th & Parrish Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from Agricultural (Ag) to Planned Unit Development

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Planning Director Comments:
- d. Commission's Discussion

4. 141 Partners LLC – Rezone

Owner: Mike Neubauer, 8913 W. 142nd Pl., Cedar Lake, IN 46303
Petitioner: 141 Partners LLC, 10702 W. 141st Avenue, Cedar Lake, IN 46303
Vicinity: 10702 W. 141st Avenue, Cedar Lake, IN 46303
Request: Petitioner is requesting a Rezone from Ag to B-2

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

5. MacArthur Elementary – Preliminary Plat for a One (1) Lot Subdivision, Rezone & Site Plan

Owner/Petitioner: Crown Point Community School Corporation, 200 East North Main St., Crown Point, IN 46307
Vicinity: MacArthur Elementary, 12900 Fairbanks, Cedar Lake, IN 46303
**Request: Petitioner is requesting a One (1) Lot Subdivision & Site Plan
Petitioner is requesting a rezone from R-2 to PUD**

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Planning Director Comments:
- d. Commission's Discussion

6. NYBY Development Corp – Concept Plan

Owner: Ley & Josephine Del Rosario, 9857 North Hickory Lane, St. John, IN 46373
Petitioner: NYBY Development Corp; 1370 Dune Meadows Dr., Porter, IN 46304
Vicinity: 9710 W. 133rd Ave., Cedar Lake, IN 46303
Request: Petitioner is requesting a Concept Plan

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

7. Wicker Enterprise LLC – Concept Plan

Owner: Chicago Trust Company Trs Tr#6388 (OTD 10/30/2015), 1318 Ballybunion CT Dyer, IN 46311
Petitioner: Wicker Enterprise LLC, PO Box 111, Cedar Lake, IN 46303
Vicinity: 13495 Wicker Ave., Cedar Lake, IN 46303
Request: Petitioner is requesting a Concept Plan

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Building Department Comments:
- d. Commission's Discussion:

8. Shander – Concept Plan

Owner: Michael & Nanci Shander, 3452 Sally Drive, Steger, IL 60475
Petitioner: Ryan Gasbarro, PO Box 757, Mokena, IL 60448
Vicinity: 13177 Colfax Street, Cedar Lake, IN 46303
Request: Petitioner is requesting a Concept Plan

- a. Petitioner's Comments:
- b. Town Engineer's Comments:
- c. Planning Director Comments:
- d. Commission's Discussion

9. Building Regulations & Fee Amendment

10. Discussion on Side walk fee in lieu of

11. Moving meeting Time

12. Monastery Woods North Subdivision

Update Items:

1. Henn – 13212 Wicker Avenue – Performance Letter of Credit Expires May 21, 2022
2. Hanover Community School Corp – Performance Letter of Credit Expires May 24, 2022
3. Lakeview Business Park Development Plan

Public Comment:

Adjournment:

Plan Commission Public Meeting – April 20, 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.