



**TOWN OF CEDAR LAKE
PLAN COMMISSION
November 9, 2022
Work Session – 6:00 pm
Agenda**

Call To Order (Time): _____
Pledge to Flag:
Roll Call:

___ Robert Carnahan
___ John Foreman
___ Richard Sharpe, Secretary
___ Heather Dessauer
___ Chuck Becker
___ Greg Parker, Vice President
___ John Kiepura, President

___ Don Oliphant, Town Engineer, CBBEL
___ David Austgen, Town Attorney
___ Chris Salatas, Town Manager

___ Ashley Abernathy, Planning Director

Old Business:

1. NYBY Development Corp – Preliminary Plat for a One (1) Lot Subdivision & Site Plan

Owner/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 Preliminary Plat for a One (1) Lot Subdivision & Site Plan

2. Harvest Creek (Formerly Silver Meadows) – Preliminary Plat for a 98-Lot Subdivision and Rezone

Owner/Petitioner: Diamond Peak Group LLC, 1313 White Hawk Drive, Crown Pointe, IN 46307
Vicinity: 9210 W. 155th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Preliminary Plat for a 98-Lot Subdivision and a Rezone from Agriculture to PUD.

3. Bugaboo Subdivision – Preliminary Plat for a One Lot Subdivision

Owner: Creative Dermal Restoration LLC, 332 East 125th Place, Crown Point, IN 46307
Petitioner: Donald Frey, 332 East 125th Place, Crown Point, IN 46307
Vicinity: 13315 Lincoln Plaza Way aka 109 Broadway, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for a One Lot Subdivision for an existing parcel

New Business

1. Henn's Family 2nd Addition – Preliminary Plat for a Two Lot Subdivision

Owner: Richard Henn, 9303 W 133rd Avenue, Cedar Lake IN 46303
Petitioner: Nathan D. Vis, Vis Law, 12634 Wicker Avenue, Cedar Lake, IN 46303
Vicinity: 9303 W 133rd Avenue, Cedar Lake IN 46303

Request: Petitioner is requesting a Preliminary Plat for a Two Lot Subdivision

2. Birchwood Farms – Extension of Preliminary Plat

Owner: Hanover Development LLC, 8051 Wicker Ave, Suite A, St. John, IN 46373

Petitioner: Olthof Homes, Jeff Yatsko, 80151 Wicker Ave, Suite A, St. John, IN 46373
Vicinity: 12412 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting the extension of the Preliminary Plat approval

3. Beacon Pointe East, Unit 1 – Extension of Performance Letter of Credit

4. Rose Garden Estates, Unit 2 – Extension of Performance Letter of Credit

5. Tarver – Concept Plan

Owner: Eddie Tarver Jr. 1348 Benton St., Gary, IN 46403; & Michael Philips

Petitioner: Eddie Tarver Jr., 1348 Benton St., Gary, IN 46303

Vicinity: 7020 W 139th Place, Cedar Lake, IN 46303

Request: Petitioner is presenting a Concept Plan for a One Lot Subdivision.

6. Novak Business Park – Concept Plan

Owner/Petitioner: Karen Ann Novak and Phillip M. Novack Co- Trustees of Karen Ann Novak Revocable Trust dated June 4, 2004, 4 Cherry Hills Drive, Pekin, IL 61554

Vicinity: 13020 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for an 18-Lot Commercial/Business Subdivision

7. Pine Crest Incorporated – Concept Plan

Owner: Pine Crest Incorporated, 14415 Lauerman, Cedar Lake, IN 46303

Petitioner: Nathan D. Vis, 12632 Wicker Ave, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a rezone to PUD and a One Lot Subdivision

Update Items:

1. Building Regulations & Fee Amendment
2. 133rd Commercial Corridor Moratorium
3. Tech Credit Uniton – Maintenance Letter of Credit Expires November 20, 2022
4. Lakeside Unit 1, Block 2 – Maintenance Letter of Credit Expires December 3, 2022
5. Beacon Pointe, Unit 4 – Performance Letter of Credit Expires December 11, 2022
6. Sumer Winds Unit 2 – Performance Letter of Credit Expires December 20, 2022
7. Summer Winds Unit 3 – Performance Letter of Credit Expires December 23, 2022

Public Comment:

Adjournment:

Plan Commission Public Meeting – November 16, 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.