



**TOWN OF CEDAR LAKE
PLAN COMMISSION
December 7, 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. 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.

New Business

1. Birchwood Farms – Planned Unit Development Amendment
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 an amendment to the PUD.

2. Railside – Rezone and Preliminary Plat
Owner: Henn Holdings, LLC, 10702 W 141st Avenue, Cedar Lake, IN 46303
Petitioner: Vis Law, PO Box 980, Cedar Lake, IN 46303
Vicinity: 10702 W 11st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from Agriculture (Ag) to a Planned Unit Development (PUD) and a Preliminary Plat for a 29-Lot Subdivision

3. 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.

4. Cedar Lake RE LLC – Concept Plan

Owner/Petitioner: Cedar Lake RE LLC, 11131 Fairbanks Ct, Crown Point, IN 46307
Vicinity: 9717 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for the development of a Culver's Restaurant

5. L & L Capital Assets, LLC – Concept Plan

Owner/Petitioner: L & L Capital Assets, LLC, 11125 Delaware Parkway, Crown Point, IN 46307
Vicinity: 13310 W 133rd Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a Rezone from R-1 to R-M

6. 8120 Lake Shore Drive – Concept Plan

Owner: Bob Schane, 6320 Grand Avenue, Hammond, IN 46323
Petitioner: Samuel Leonhardt, 875 Berkshire Place, Crete, IL 60411
Vicinity: 8120 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a One Lot Subdivision

7. 9720 W 133rd Avenue – Concept Plan

Owner: Howard J. & Susan L. Skorka, 15714 Colfax Street, Lowell, IN 46356
Petitioner: Boyer Construction Group Corp., 9901 Express Drive, Highland, IN 46322
Vicinity: 9720 W 133rd Avenue, Cedar Lake, IN 46303

Petitioner is requesting a Concept Plan for a Rezone

Update Items:

1. Building Regulations & Fee Amendment
2. 133rd Commercial Corridor Moratorium
3. Summer Winds, Unit 1 – Performance Letter of Credit Expires February 15, 2023
4. Cedar View – Performance Letter of Credit Expires February 15, 2023

Public Comment:**Adjournment:**

Plan Commission Public Meeting – December 21, 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.