



**TOWN OF CEDAR LAKE  
PLAN COMMISSION**

**January 4, 2023**

**Special Public Meeting & Work Session – 6:00 pm  
Agenda**

Call To Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

\_\_\_ Robert Carnahan  
\_\_\_ John Foreman  
\_\_\_ Chuck Becker  
\_\_\_ Heather Dessauer  
\_\_\_ Richard Sharpe  
\_\_\_ Greg Parker  
\_\_\_ John Kieपुरa

\_\_\_ Don Oliphant, Town Engineer, CBBEL  
\_\_\_ David Austgen, Town Attorney  
\_\_\_ Chris Salatas, Town Manager  
\_\_\_ Ashley Abernathy, Planning Director  
\_\_\_ Cheryl Hajduk, Recording Secretary

**Special Public Meeting:**

**1. Nomination and Appointment of Officers:**

President:

Vice President:

Secretary:

**2. Appointments:**

Board of Zoning Appeals:

Unsafe Building Department:

**Work Session:**

**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. 155<sup>th</sup> 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. Henn's Family 2<sup>nd</sup> Addition – Final Plat for a Two Lot Subdivision**

Owner: Richard Henn, 9303 W 133<sup>rd</sup> Avenue, Cedar Lake IN 46303

Petitioner: Nathan D. Vis, Vis Law, 12634 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 9303 W 133<sup>rd</sup> Avenue, Cedar Lake IN 46303

**Request: Petitioner is requesting the Final Plat for a Two Lot Subdivision**

**2. Railside – Rezone and Preliminary Plat**

Owner: Henn Holdings, LLC, 10702 W 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

Petitioner: Vis Law, PO Box 980, Cedar Lake, IN 46303

Vicinity: 10702 W 11<sup>st</sup> 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. Wicker Enterprise, LLC – Site Plan**

Owner: Gerald L. DeYoung Trustee, 1318 Ballybunion Ct, Dyer, IN 46311

Petitioner: Wicker Enterprise, LLC, 13321 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: US 41 & 135<sup>th</sup> Place, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Site Plan for a new Law Office.**

**4. Novak Business Park – Rezone and Preliminary Plat**

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 Rezone and Preliminary Plat for an 18-Lot Commercial/Business Subdivision**

**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 133<sup>rd</sup> Drive, Cedar Lake, IN 46303

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

**Update Items:**

1. Building Regulations & Fee Amendment
2. 133<sup>rd</sup> 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 – January 18, 2023 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.*