



CEDAR LAKE PLAN COMMISSION PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
January 4, 2023 at 6:07 pm

Call To Order:

Mr. Kiepura called the Plan Commission Work Session on Wednesday, January 4, at 6:07 pm with its members attending on-site. The Pledge of Allegiance was said by all.

Roll Call:

Members Present via Zoom: none **Members Present On-Site:** John Foreman, Richard Sharpe, Secretary; Chuck Becker; Greg Parker, Vice President **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; Chris Salatas, Town Manager; Ashley Abernathy, Planning Director and Cheryl Hajduk, Recording Secretary. **Absent:** none

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 Point, IN 46307
Vicinity: 9210 W. 155th Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated

New Business:

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

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 141st Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of business is for a request for 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 & 135th 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 133rd Drive, Cedar Lake, IN 46303

Mr. Kiepora stated the next order of business is a Request for a Concept Plan for the development of a Rezone from R-1 to R-M

In response to questions asked about the Concept Plan, Mr. Lambert, L & L Capital Assets discussed:

- This parcel is a large lot and across the street from Ready Mix and East of the railroad tracks.
- They would like do something with this land as income property and make four plex (four townhomes).

Update Items:

1. Building Regulations & Fee Amendment

Mr. Austgen advised in drafting, active.

2. 133rd Commercial Corridor Moratorium

Mr. Austgen stated in drafting, active.

3. Sumer Winds Unit 1 – Performance Letter of Credit Expires February 15, 2023

Ted Dinga – working on extension

4. Cedar View – Performance Letter of Credit Expires February 15, 2023

Ms. Abernathy advised they will likely need to extend the Performance Letter of Credit.

Public Comment: Mr. Parker opened the floor for Public Comment.

Adjournment: Mr. Parker adjourned the Work Session at 7:03 pm

TOWN OF CEDAR LAKE PLAN COMMISSION

John Kieपुरa, President

Greg Parker, Vice-President

Richard Sharpe, Secretary

John Foreman, Member

Robert Carnahan, Member

Heather Dessauer, Member

Chuck Becker, Member

ATTEST:

Cheryl Hajduk, Recording Secretary

The Minutes of the Cedar Lake Plan Commission Work Session are transcribed pursuant to IC 5-14-1.5-4(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: Minutes of the Work Session January 4, 2023