



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
February 1, 2023  
Work Session – 6:00 pm  
Agenda**

Call To Order (Time): \_\_\_\_\_  
Pledge to Flag:  
Roll Call:

\_\_\_ Robert Carnahan  
\_\_\_ John Foreman  
\_\_\_ TBD  
\_\_\_ Heather Dessauer  
\_\_\_ Richard Sharpe, Secretary  
\_\_\_ Greg Parker, Vice President  
\_\_\_ John Kiepora, President

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

**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. 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 141st 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**

**2. Centennial Estates, Phase One – Conversion of Performance Letter of Credit to Maintenance Letter of Credit**

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**3. 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-T**

**Update Items:**

1. Building Regulations & Fee Amendment
2. 133<sup>rd</sup> Commercial Corridor Moratorium
3. Beacon Point East, Unit 1 – Performance Letter of Credit expires May 4, 2023
4. Beacon Pointe West, Unit 5 – Performance Letter of Credit expires May 19, 2023
5. Hanover Community School Corp – Performance Letter of Credit expires May 24, 2023

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – February 15, 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.*