



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

March 1, 2023

Work Session – 6:00 pm

Agenda

Call To Order (Time): _____

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBEL
___ John Foreman	___ David Austgen, Town Attorney
___ TBD	___ Chris Salatas, Town Manager
___ Heather Dessauer	___ Ashley Abernathy, Planning Director
___ Richard Sharpe, Secretary	___ Cheryl Hajduk, Recording Secretary
___ Greg Parker, Vice President	
___ John Kiepora, President	

Work Session:

1. 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

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. 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-T

3. 2023-01 Culver's – Site Plan

Owner/Petitioner: Cedar Lake RE LLC, John Ryan Terpstra, 11131 Fairbanks Ct., Crown Point, IN 46307

Vicinity: 9717 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Site Plan approval for a new restaurant

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4. 2023-02 – Monestary Woods North – Concept Plan

Owner: Frank Morin, New Century Development, 2036 W 81st Ave Ste B., Merrillville, IN 46410

Petitioner: Chip Krusemark, Olthof Homes, 8051 Wicker Ave, St. John, IN 46373

Vicinity: 9727 W 138th Ave, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan to re-instate the Preliminary Plat for the Monastery Woods Subdivision

5. 2023-03 – Obadiah Taylor – Vacation of Subdivision

Owners/Petitioners: Michael & Nanci Shander, 3452 Sally Dr., Steger, IL 60475 & Batz Enterprises, LLC, 7329 McConnell Ave., Lowell, IN 46356

Vicinity: 13221 Colfax Street, 13131 Colfax Street, 13137 Colfax Street, & 13177 Colfax Street, Cedar Lake, IN 46303

Request: Petitioners are requesting a vacation of the Obadiah Taylor Subdivision

6. Ordinance 1452 – Floodplain Management Regulations Amendatory Ordinance

Update Items:

1. Building Regulations & Fee Amendment
2. 133rd 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
6. Perez – Performance Letter of Credit expires June 14, 2023

Public Comment:

Adjournment:

Plan Commission Public Meeting – March 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.