



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
July 5, 2023  
Work Session Agenda – 6:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBEL
___ John Foreman	___ David Austgen, Town Attorney
___ James Hunley	___ Ashley Abernathy, Planning Director
___ Heather Dessauer	___ Cheryl Hajduk, Recording Secretary
___ Richard Sharpe, Secretary	
___ Greg Parker, Vice President	
___ John Kiepura, President	

**Work Session:**

**1. Lakeside South – Concept Plan**

Owner: Cedar Lake 133, LLC, 8900 Wicker Avenue, St. John, IN 46373

Petitioner: Schilling Development, 8900 Wicker Avenue, St. John, IN 46373

Vicinity: 5604 West 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioner is presenting a Concept Plan for Lakeside South and discuss Rezoning the property to a P.U.D.**

**2. 2023-08 – Seal Tight Exteriors – Concept Plan**

Owner: Seal Tight Exteriors, 3239 Loverock Avenue, Steger, IL 60475

Petitioner: Adam McAlpine, PE, 398 E 400 N, Valparaiso, IN 46383

Vicinity: 13741 Osborn Street, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Concept Plan for a Site Plan for a new business in the Lakeview Business Park**

**3. 2023-09 – 141<sup>st</sup> Partners – Final Plat**

Owner: 141<sup>st</sup> Partners LLC, Mike Neubauer, 2802 East 139<sup>th</sup> Avenue, Crown Point, IN 46307

Petitioner: 141<sup>st</sup> Partners LLC, 2802 East 139<sup>th</sup> Avenue, Crown Point, IN 46307

Vicinity: 10702 West 141<sup>st</sup> Avenue, Cedar Lake, IN 46303

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

**4. 2023-10 – Birchwood Phase 5 – Final Plat**

Owner/Petitioner: Hanover Development LLC, 8051 Wicker Avenue, St. John, IN 46373  
Vicinity: Approx. 12400 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting the Final Plat for Birchwood Farms Phase 5**

**5. 2023-11 – Centier – Final Plat**

Owner/Petitioner: CL-133, LLC, 9901 Express Drive, Highland, IN 46322  
Vicinity: 9720 West 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Final Plat for a 2 Lot Subdivision**

**6. Birchwood Farms – Conversion of Performance Letter of Credit to Maintenance Letter of Credit for Phases 1 – 3**

**Update Items:**

1. Building Regulations & Fee Amendment
2. Beacon Point East, Unit 2 – Performance Letter of Credit expires July 28, 2023
3. Beacon Pointe East Unit 1 – Performance Letter of Credit expires August 4, 2023
4. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires August 5, 2023
5. Beacon Pointe Unit 2 – Maintenance Letter of Credit expires August 6, 2023
6. Rose Garden Estates Unit 3 – Performance Letter of Credit expires August 22, 2023
7. Birchwood Phase 1 – Performance Letter of Credit expires October 5, 2023
8. Centennial Phase 12 – Maintenance Letter of Credit expires October 13, 2023
9. Rose Garden Estates Unit 1 – Performance Letter of Credit expires October 14, 2023
10. Ord 1458 – 133rd Commercial Corridor Overlay District

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – July 19, 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.*