



**TOWN OF CEDAR LAKE
PLAN COMMISSION
August 2, 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 Kiepora, 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 141st 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. Pine Crest – One Lot Subdivision & Rezone

Owner: Pine Crest Incorporated, C/O Vis Law, 12632 Wicker Avenue, Cedar Lake, IN 46303

Petitioner: Nathan D. Vis, 12632 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 8504 West 146th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for a One Lot Subdivision and a Rezone from Resort to Planned Unit Development (PUD)

3. 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

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. Birchwood Farms – Conversion of Performance Letter of Credit to Maintenance Letter of Credit for Phases 1 – 3, and 5

6. Birchwood Farms – Replacement to Birchwood Phase 4 Performance Letter of Credit

7. 2023-12 – Locasto – Concept Plan

Owner: CLBD South LLC, 13729 Wicker Avenue, Cedar Lake, IN 46303
Petitioner: RC Development LLC, 9142 Maple Drive, St. John, IN 46373
Vicinity: 13771 Osborne Street, Cedar Lake, IN 46303

Request: Petitioner is requesting to discuss a Concept Plan for a new 2 building commercial business located in the Lakeview Business Park

8. 2023-13 – Lakeside – Preliminary Plat Extension

Owner: Cedar Lake 133, LLC, PO Box 677, St. John, IN 46373
Petitioner: Schilling Development, PO Box 677, St. John, IN 46373
Vicinity: 5711 West 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a one-year extension for the Preliminary Plat for Lakeside, Unit 2 from September 18, 2023 to September 18, 2024

9. 2023-14 – Beacon Pointe – Preliminary Plat Extension

Owner: Beacon Pointe of Cedar Lake, LLC, PO Box 677, St. John, IN 46373
Petitioner: Schilling Development, PO Box 677, St. John, IN 46373
Vicinity: 13830 Parrish Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a one-year extension for the Preliminary Plat for Beacon Pointe – Units 6, 7, and 8 (West) from September 21, 2023 to September 21, 2024

10. 2023-15 – Oak Brook – Preliminary Plat Extension

Owner: Cedar Lake Residential, PO Box 677, St. John, IN 46373
Petitioner: Schilling Development, PO Box 677, St. John, IN 46373
Vicinity: North side of 129th Avenue, approximately a quarter mile east of US 41

Request: Petitioner is requesting a one-year extension for the Preliminary Plat for Oak Brook, from September 7, 2023 to September 7, 2024

11. 2023-17 – Yonk's Way – Final Plat

Owner/Petitioner: L & L Capital Assets LLC, P.O. Box 2010, Cedar Lake, IN 46303
Vicinity: 13310 West 133rd Avenue, Cedar Lake, IN 46303

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

12. 2023-21 – Nyby Development – Final Plat

Owner: Nyby Development Corp., 1370 Dune Meadows Drive, Porter, IN 46304

Petitioner: Nyby Development Corp., David Lee, 1370 Dune Meadows Drive, Porter, IN 46304

Vicinity: 9710 West 133rd Avenue, Cedar Lake, IN 46303

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

13. 2023-02 – Monastery Woods – Reinstatement of Preliminary Plat

Owner: New Century Development, 2036 West 81st Avenue, Suite B, Merrillville, IN 46410

Petitioner: Olthof Homes, 8051 Wicker Avenue, Cedar Lake, IN 416303

Vicinity: 9727 West 129th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting the reinstatement of the Preliminary Plat for Monastery Woods North

14. 2023-06 – Centennial – Reinstatement of Preliminary Plat

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

Petitioner: Olthof Homes, 8051 Wicker Avenue, St. John, IN 46373

Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting the reinstatement of the Preliminary Plat for Centennial

15. 2023-16 – Centennial Villas – Phase 3 Final Plat

Owner/Petitioner: Cedar Lake Development LLC, 8051 Wicker Avenue, Suite A, St. John, IN 46373

Vicinity: Approx. 13800 Freedom Way, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat for Centennial Villas, Phase 3 for a total of 13 lots

16. 2023-17 – Railside – Final Plat

Owner/Petitioner: Henn Holdings LLC, 10702 West 141st Avenue, Cedar Lake, IN 46303

Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat for the commercial/industrial subdivision known as Railside

17. 2023-18 – Bay Bridge – Rezone

Owner/Petitioner: J3 LLC, 14400 Lake Shore Drive, Cedar Lake, IN 46303

Vicinity: Between 149th and Colfax to 153rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from Agriculture to Planned Unit Development (PUD) and to amend the existing Planned Unit Development (PUD) Zoning into one cohesive Planned Unit Development (PUD)

18. 2023-19 – Founders Creek – Rezone

Owner/Petitioner: LBL Development LLC, 14400 Lake Shore Drive, Cedar Lake, IN 46303
Vicinity: 13621 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from a Multiple Zoned Property (MZ) of R-1, R-T, R-M, and B-2 to a Planned Unit Development (PUD)

19. 2023-20 – Red Cedars – Rezone

Owner/Petitioner: LBL Development LLC, 14400 Lake Shore Drive, Cedar Lake, IN 46303
Vicinity: 14400 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from Wetlands and Watercourse and R-1 to a Planned Unit Development (PUD)

20. Rose Garden Estates Unit 3 – Extension of Performance Letter of Credit

Update Items:

1. Building Regulations & Fee Amendment
2. Birchwood Phase 1 – Performance Letter of Credit expires October 5, 2023
3. Centennial Phase 12 – Maintenance Letter of Credit expires October 13, 2023
4. Rose Garden Estates Unit 1 – Performance Letter of Credit expires October 14, 2023
5. Beacon Pointe East Unit 3 – Performance Letter of Credit expires November 5, 2023

Public Comment:

Adjournment:

Plan Commission Public Meeting – August 16, 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.