



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
August 16, 2023 Agenda – 7:00 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	

**Minutes:**

July 5, 2023 Work Session and July 19, 2023 Public Meeting

**Agenda:**

**1. 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**

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

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

**4. 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 133<sup>rd</sup> 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**

**5. 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**

**6. 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 129<sup>th</sup> 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**

**7. 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 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

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

**8. 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 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

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

**9. 2023-02 – Monastery Woods – Reinstatement of Preliminary Plat**

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

Petitioner: Olthof Homes, 8051 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 9727 West 129<sup>th</sup> Avenue, Cedar Lake, IN 46303

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

**10. 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**

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

**12. MacArthur Elementary – 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 Work Session – September 6, 2023 at 6 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.*