



**TOWN OF CEDAR LAKE
PLAN COMMISSION
September 6, 2023 Agenda – 6:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

___ Robert Carnahan	___ Don Oliphant, Town Engineer, CBBEL
___ 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. 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)

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. 2023-17 – 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

4. 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 46303

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

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

5. 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

6. 2023-22 Bank Shots Bar & Grill – Rezone & Preliminary Plat

Owner/Petitioner: Bank Shots Bar & Grill, Inc., 875 Berkshire Place, Crete, IL 604174

Vicinity: 8120 Lake Shore Drive, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from B-2 to a Commercial Planned Unit Development (PUD) and the Preliminary Plat for a One Lot Subdivision

7. 2023-23 Lakeside South – Rezone

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 requesting a Rezone from R-1 and Agriculture to Planned Unit Development (PUD)

8. Cedar Lake Storage – Requesting Alteration to Previous Approvals

9. 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)

10. 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)

11. 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)

Update Items:

1. Building Regulations & Fee Amendment
2. Centennial Phase 12 – Maintenance Letter of Credit expires October 13, 2023
3. Rose Garden Estates Unit 1 – Performance Letter of Credit expires October 14, 2023
4. Beacon Pointe East Unit 3 – Performance Letter of Credit expires November 5, 2023
5. Rose Garden Estates Unit 2 – Performance Letter of Credit expires December 9, 2023
6. Ledgestone – Performance Letter of Credit expires December 7, 2023
7. Summer Winds Unit 2 – Performance Letter of Credit expires December 20, 2023
8. Summer Winds Unit 3 – Performance Letter of Credit expires December 23, 2023

Public Comment:

Adjournment:

Plan Commission Public Meeting – September 20, 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.