



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
October 4, 2023 Work Session 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
___ David Abshire	___ Cheryl Hajduk, Recording Secretary
___ Richard Sharpe, Secretary	
___ Greg Parker, Vice President	
___ John Kiepura, President	

**1. 2023-06 – Centennial – PUD Amendment & Reinstatement of Preliminary Plat**

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

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

**Request: Petitioner is requesting to amend the PUD Ordinance and to re-establish the Preliminary Plat for Centennial**

**2. 2023-08 – Seal Tight Exteriors – Site 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 Site Plan for a new business in the Lakeview Business Park**

**3. Cedar Lake Storage – Requesting Alteration to Previous Approvals**

**4. 2023-24 Goon Works LLC – Rezone**

Owner: Raenbeau Properties, LLC, PO Box 2010, Cedar Lake, IN 46303

Petitioner: Goon Works LLC DBA Hoosier Ordinance, 7580 W 84<sup>th</sup> Place, Crown Point, IN 46307

Vicinity: 13955 Morse Street, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Rezone from R-2 to B-2**

**5. 2023-25 Wahlberg – Concept Plan**

Owner/Petitioner: Jeff Wahlberg, 7315 Lake Shore Drive, Cedar Lake, IN 46303

Vicinity: 7315 Lake Shore Drive, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Concept Plan for a One Lot Subdivision**

**6. 2023-26 Commonwealth Electric – Site Plan**

Owner: Henn Holdings/Commonwealth Electric, 13733 Wicker Avenue, Cedar Lake, IN 46303

Petitioner: Rob Henn/Henn & Sons Construction, 13733 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 13741 Alexander Street, Cedar Lake, IN 46303 – Lot 21 Railside Subdivision

**Request: Petitioner is requesting a Site Plan approval for a residential/commercial electrical contractor shop and office for Lot 21 in the Railside Business Park**

**7. 2023-27 Blue Sky – Concept Plan**

Owner: Region Holdings, Inc., 425 Joliet Street, Dyer, IN 46311

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

Vicinity: 14517 Parrish Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Concept Plan for the proposed Blue Sky Development**

**Update Items:**

1. Building Regulations & Fee Amendment
2. Beacon Pointe East Unit 3 – Performance Letter of Credit expires November 5, 2023
3. Rose Garden Estates Unit 2 – Performance Letter of Credit expires December 9, 2023
4. Ledgestone – Maintenance Letter of Credit expires December 7, 2023
5. Summer Winds Unit 2 – Performance Letter of Credit expires December 20, 2023
6. Summer Winds Unit 3 – Performance Letter of Credit expires December 23, 2023
7. Beacon Pointe East Unit 2 – Performance Letter of Credit expires January 30, 2024
8. Beacon Pointe East Unit 1 – Performance Letter of Credit expires January 30, 2024
9. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires January 30, 2024
10. Beacon Pointe Unit 2 – Maintenance Letter of Credit expires January 30, 2024

**Tabled:**

**2023-18 Bay Bridge**

**2023-19 Founders Creek**

**2023-20 Red Cedars**

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – October 18, 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.*