



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

December 6, 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	

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 141st Avenue, Cedar Lake, IN 46303

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

2. 2023-29 Vardaros-Karalis – Concept Plan

Owner: Fotis Vardaros, 13400 Limerick Drive, St. John, IN 46373

Petitioner: Jimmy Karalis, 15190 W. 153rd Avenue, Cedar Lake, IN 46303

Vicinity: 13336 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is presenting a Concept Plan for a One Lot Subdivision and a Site Plan for a new Commercial Business Plaza

3. 2023-30 Torok – Concept Plan

Owner/Petitioner: Andrea & Anita Torok, 1360 N Sandburg Terr. Apt. 1202, Chicago, IL 60610

Vicinity: 8510 W 146th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a One Lot Subdivision and Site Plan for an addition onto the existing home

4. 2023-31 Cedar Lake Storage – Rezone

Owner: Cedar Lake Storage, LLC, C/O Vis Law, 12632 Wicker Avenue, Cedar Lake, IN 46303

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

Vicinity: 9019 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Rezone from M-1 to B-2

5. 2023-32 Price Point Builders – Concept Plan

Owner: Price Point Builders, C/O Vis Law, 12632 Wicker Avenue, Cedar Lake, IN 46303

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

Vicinity: 12819 Cline Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a Two Lot Subdivision

6. 2023-33 Bugaboo’s Subdivision – Preliminary Plat Extension

Owner/Petitioner: Donald Frey, 332 East 125th Place, Crown Point, IN 46307

Vicinity: 13315 Lincoln Plaza Way aka 109 Broadway, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat extension for a One Lot Subdivision

Update Items:

1. Building Regulations & Fee Amendment
2. LedgeStone – Maintenance Letter of Credit expires December 7, 2023
3. Beacon Pointe East Unit 2 – Performance Letter of Credit expires January 30, 2024
4. Beacon Pointe East Unit 1 – Performance Letter of Credit expires January 30, 2024
5. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires January 30, 2024
6. Beacon Pointe Unit 2 – Maintenance Letter of Credit expires January 30, 2024
7. Summer Winds Unit 1 – Performance Letter of Credit expires February 15, 2024
8. Cedar View – Performance Letter of Credit expires February 15, 2024

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Public Meeting – December 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.