



CEDAR LAKE PLAN COMMISSION SPECIAL PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
January 3, 2024 at 6:00 pm

Call To Order:

Mr. Kiepura called the Plan Commission Work Session to order on Wednesday, January 3, 2024 at 6:00 pm with its members attending on-site and via zoom. The Pledge of Allegiance was said by all.

Roll Call:

Members Present via Zoom: Ashley Abernathy, Planning Director

Members Present On-Site: Chuck Becker; Greg Parker; Robert Carnahan; James Hunley; Heather Dessauer; and John Kiepura. A quorum was attained. **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; and Cheryl Hajduk, Recording Secretary.

Absent: Jerry Wilkening

Mr. Kiepura commented he wanted to congratulate Mr. Chuck Becker and Mr. Jerry Wilkening, the two new members to the Plan Commission.

1. Nomination and Appointment of Officers:

President: John Kiepura

A motion was made by Mr. Carnahan and seconded by Mr. Hunley to appoint John Kiepura as President of the Plan Commission. Motion passed unanimously by roll-call vote:

Mr. Becker	Aye
Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Ms. Dessauer	Aye
Mr. Kiepura	Aye

Vice President: Jerry Wilkening

A motion was made by Mr. Parker and seconded by Ms. Dessauer to appoint Jerry Wilkening as Vice-President of the Plan Commission. Motion passed unanimously by roll-call vote:

Mr. Becker	Aye
Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Ms. Dessauer	Aye
Mr. Kiepura	Aye

Secretary: Heather Dessauer

A motion was made by Mr. Carnahan and seconded by Mr. Hunley to appoint Heather Dessauer as Secretary of the Plan Commission. Motion passed unanimously by roll-call vote:

Mr. Becker Aye
Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Ms. Dessauer Aye
Mr. Kiepura Aye

2. Appointments:

Board of Zoning Appeals: James Hunley

A motion was made by Mr. Carnahan and seconded by Mr. Becker to appoint James Hunley to the Board of Zoning Appeals. Motion passed unanimously by roll-call vote:

Mr. Becker Aye
Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Ms. Dessauer Aye
Mr. Kiepura Aye

Unsafe Building Department:

A motion was made by Mr. Hunley and seconded by Mr. Carnahan to appoint Heather Dessauer to the Unsafe Building Department. Motion passed unanimously by roll-call vote:

Mr. Becker Aye
Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Ms. Dessauer Aye
Mr. Kiepura Aye

Update Items:

Mr. Kiepura stated these items will be discussed at the Work Session following this meeting.

1. Beacon Pointe East Unit 2 – Performance Letter of Credit expires January 30, 2024
2. Beacon Pointe East Unit 1 – Performance Letter of Credit expires January 30, 2024
3. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires January 30, 2024
4. Beacon Pointe East Unit 2 – Performance Letter of Credit expires January 30, 2024
5. Summer Winds Unit 1 – Performance Letter of Credit expires February 15, 2024
6. Cedar View – Performance Letter of Credit expires February 15, 2024

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Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment: None

Adjournment: Mr. Kiepura adjourned the meeting at 6:06 pm.

TOWN OF CEDAR LAKE PLAN COMMISSION

John Kieपुरa, President

Jerry Wilkening, Vice-President

Heather Dessauer, Secretary

James Hunley, Member

Robert Carnahan, Member

Greg Parker, Member

Chuck Becker, Member

ATTEST:

Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

(1) The date, time, and place of the meeting.

(2) The members of the governing body recorded as either present or absent.

(3) The general substance of all matters proposed, discussed, or decided.

(4) A record of all votes taken by individual members if there is a roll call.

(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Minutes of January 3, 2024