



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

March 6, 2024 Work Session Agenda – 6:00 pm

Call To Order (Time):

Pledge to Flag:

Roll Call:

| | |
|-------------------------------------|---|
| ___ Chuck Becker | ___ Don Oliphant, Town Engineer, CBEL |
| ___ Greg Parker | ___ David Austgen, Town Attorney |
| ___ Robert Carnahan | ___ Ashley Abernathy, Planning Director |
| ___ James Hunley | ___ Cheryl Hajduk, Recording Secretary |
| ___ Heather Dessauer, Secretary | |
| ___ Jerry Wilkening, Vice President | |
| ___ John Kiepora, President | |

1. 2023-09 141st Partners – Final Plat

Owner: 141st Partners LLC, Mike Neubauer, 2802 East 139th Avenue, Crown Point, IN 46307

Petitioner: 141st Partners LLC, 2802 East 139th Avenue, Crown Point, IN 46307

Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

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

2. 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

3. 2024-02 Joyful Acres – Preliminary Plat

Owner/Petitioner: Linsey Porter, 6425 W 141st Avenue, Cedar Lake, IN 46303

Vicinity: 6425 W 141st Avenue, Cedar Lake, IN 46303

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

4. 2024-04 Centennial Villas Resub – Preliminary Plat

Owner: Cedar Lake Development, LLC, 8051 Wicker Avenue, St. John, IN 46373

Petitioner: Olthof Homes, LLC, 8051 Wicker Avenue, St. John, IN 46373

Vicinity: 13614, 13604, & 13594 Freedom Way, Cedar Lake, IN 46303

Request: Petitioner is requesting a resubdivision of Lots 18, 19, and 20 in Centennial Villas

5. 2024-05 StorSafe – Concept Plan

Owner/Petitioner: StorSafe of Cedar Lake, LLC, 5301 Dempster St., Suite 300, Skokie, IL 60077
Vicinity: 13649 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a One Lot Subdivision and updated Site Plan review for an existing Storage Facility

6. 2024-06 Kreith & Carlin – Concept Plan

Owner: Jefferey Thomas & Julie Faith Carlin, 5030 W 100th Lane, Crown Point, IN 46307
Petitioner: Cory Kreith, Yunique Desing + Build, 2700 Valparaiso St. Unit 1506, Valparaiso, IN 46384
Vicinity: 6949-70 W 126th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a One Lot Subdivision for a single-family residential home

7. 2024-07 Kubal – Concept Plan

Owner: Martha Ann Kubal, Trs dtd 1/31/92, 13305 Morse Street, Cedar Lake, IN 46303
Petitioner: Brian Kubal, 13305 Morse Street, Cedar Lake, IN 46303
Vicinity: 13135 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a One Lot Subdivision with one Outlot

8. 2024-08 Moody Dental – Concept Plan

Owner: Moody Dental, 11 US 30 Schererville, IN 46375
Petitioner: Van Ryn Architects, 2027 US HWY 41, Schererville, IN 46375
Vicinity: 13815 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a Site Plan for a new dental office building

9. 2024-09 – Van Ryn Architects – Concept Plan

Owner: CLBD South LLC, 13729 Wicker Avenue, Cedar Lake, IN 46303
Petitioner: Petitioner: Van Ryn Architects, 2027 US HWY 41, Schererville, IN 46375
Vicinity: 13721 Osborne Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for a new warehouse and shipping facility

10. Amendment to Rose Garden Unit 2 Performance Letter of Credit

Update Items:

1. Cedar Lake Storage – Phase 2 Update
2. Beacon Pointe West Unit 5 – Performance Letter of Credit expires May 19, 2024
3. Hanover Community School Corp – Performance Letter of Credit expires May 24, 2024
4. Perez – Performance Letter of Credit expires June 14, 2024

Plan Commission
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Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Public Meeting – March 20, 2024 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.