



**TOWN OF CEDAR LAKE
PLAN COMMISSION
July 17, 2024 Public Agenda – 7:00 pm**

Call To Order (Time):
Pledge to Flag:
Roll Call:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Chuck Becker
<input type="checkbox"/> Greg Parker
<input type="checkbox"/> Robert Carnahan
<input type="checkbox"/> James Hunley
<input type="checkbox"/> Heather Dessauer, Secretary
<input type="checkbox"/> Jerry Wilkening, Vice President
<input type="checkbox"/> John Kiepura, President | <input type="checkbox"/> Don Oliphant, Town Engineer, CBBEL
<input type="checkbox"/> David Austgen, Town Attorney
<input type="checkbox"/> Jeff Bunge, Town Manager
<input type="checkbox"/> Tim Kubiak, Director of Operations
<input type="checkbox"/> Cheryl Hajduk, Recording Secretary |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Minutes: April 17, 2024 Public Meeting

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

Old Business:

1. 2024-10 – Schilling Development – Preliminary Plat

Owner: Cedar Lake 133, LLC, P.O. Box 677, St. John, IN 46373

Petitioner: Schilling Development, P.O. Box 677, St. John, IN 46373

Vicinity: 5604 W 141st Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Preliminary Plat for Lakeside South Unit 1 for a total of 34 Lots and 4 Outlots.

- a. Petitioner’s Comments:
- b. Engineer’s Comments:
- c. Building Department Comments:
- d. Commissioner’s Discussion:
- e. Commissioner’s Decision:

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

2. 2024-11 Newenhouse – Final Plat

Owner: Melissa Newenhouse, 14829 Reeder Road, Crown Point, IN 46307
Petitioner: Michael Newenhouse, 14829 Reeder Road, Crown Point, IN 46307
Vicinity: 14829 Reeder Road, Crown Point, IN 46307

Request: Petitioner is presenting a Final Plat for a One Lot Subdivision

- a. Petitioner’s Comments:
- b. Engineer’s Comments:
- c. Building Department Comments:
- d. Commissioner’s Discussion:
- e. Commissioner’s Decision:

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

3. Request for Address Change to 9021 W 142nd Avenue, Cedar Lake, IN 46303 by Paul Misch

Owner: Paul Misch
Petitioner: Paul Misch

Request: Petitioner is requesting an address change to be assigned as 9021 W 142nd Avenue, Cedar Lake, IN 46303 and voted in by the Board.

- a. Petitioner’s Comments:
- b. Engineer’s Comments:
- c. Building Department Comments:
- d. Commissioner’s Discussion:
- e. Commissioner’s Decision:

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

4. Oakbrook Phase 2 Final Plat

Owner: Cedar Lake Residential LLC, PO Box 677, St. John, IN 46373
Petitioner: Schilling Development, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 129th Ave. and Oak Brook Way, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat for Oakbrook, Phase 2.

- a. Petitioner’s Comments:
- b. Engineer’s Comments:
- c. Building Department Comments:
- d. Commissioner’s Discussion:
- e. Commissioner’s Decision:

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

5. Extension for Preliminary Plat Beacon Pointe 6, 7, and 8

Owner: Beacon Pointe of Cedar Lake, LLC, PO Box 677, St. John, IN 46373
 Petitioner: Schilling Development, 8900 Wicker Ave., St. John, IN 46373
 Vicinity: 13830 Parrish Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a 12-month extension of Primary Plat of Beacon Pointe Units 6, 7, and 8 from 9/21/24 to 9/21/25.

- a. Petitioner’s Comments:
- b. Engineer’s Comments:
- c. Building Department Comments:
- d. Commissioner’s Discussion:
- e. Commissioner’s Decision:

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

6. MacArthur Elementary Letter of Credit due to expire on August 19, 2024.

- a. Petitioner’s Comments:
- b. Engineer’s Comments:
- c. Building Department Comments:
- d. Commissioner’s Discussion:
- e. Commissioner’s Decision:

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

New Business:

1. Extension of Beacon Pointe, Unit 4 Performance Letter of Credit in the amount of \$395,608.00 due to expire on July 25th, 2025

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kieपुरa	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

2. Extension of Beacon Pointe, Unit 1 Performance Letter of Credit in the amount of \$341,736.80 due to expire on October 30th, 2024

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kieपुरa	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

3. Extension of Rose Garden Estates, Unit 3 Performance Letter of Credit in the amount of \$1,913,079.85 due to expire on August 22, 2025

Motion: _____ 1st _____ 2nd

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Heather Dessauer	Jerry Wilkening	John Kieपुरa	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

Update Items:

1. Cedar Lake Storage – Phase 2 Update
2. Birchwood, Phase 3 – Maintenance Letter of Credit expires September 5, 2024
3. Centennial Estates, Phase 1 – Maintenance Letter of Credit expires September 5, 2024
4. Centennial Estates, Phase 2 – Performance Letter of Credit expires September 5, 2024
5. Centennial Estates, Phase 15 –Maintenance Letter of Credit expires September 5, 2024
6. Centennial Villas, Phase 1 –Maintenance Letter of Credit expires September 5, 2024
7. Centennial Villas, Phase 2 – Performance Letter of Credit expires September 5, 2024
8. Update for Lighting Ordinance into Town Code

Tabled:

- 2023-18 Bay Bridge
- 2023-19 Founders Creek
- 2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Work Session Meeting – August 7, 2024 at 6 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.