



**TOWN OF CEDAR LAKE  
PLAN COMMISSION**

**August 7, 2024 Work Session Agenda – 6:00 pm**

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

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

**Old Business:**

**1. 2023-22 Bank Shots Bar & Grill Preliminary Plat**

Owner: Joe Lopez, 3205 Glenwood Dyer Road, Lynwood, IL 60411  
Petitioner: Adam Mcalpine, 398E 400N Valparaiso, IN 46383  
Vicinity: 8120 Lakeshore Dr. Cedar Lake, IN 46303

**Request: Petitioner is presenting Preliminary Plat for bar and restaurant renovation project to include new parking lot, perimeter sidewalk, storm sewer system, and landscaping.**

**2. 2024-05 StorSafe – Final Plat (make it legal lot of record) (Preliminary previously approved)/ Site Plan approval**

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 Site Plan approval with a developmental commitment contract and Final Plat approval.**

**3. 2024-12 Hanover Central High School – Site and Concept Plan for Synthetic Turf Fields**

Owner: Hanover Central High School, 10120 W 133rd Ave, Cedar Lake, IN 46303  
Petitioner: Aaron Reynolds/Aaron Hurt, 530 E. Ohio Street, Suite G, Indianapolis, IN 46204  
Vicinity: 10120 W 133rd Ave, Cedar Lake, IN 46303

**Request: Petitioner is requesting to put in synthetic turf for the Hanover Central High School fields.**

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**New Business:**

**1. 2024-15 Christopher Wornhoff – Concept Plan for 2 story building in MZ Zoning.**

Owner: Christopher Wornhoff, 10708 w. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

Petitioner: Nathan Vis, 12632 Wicker, Cedar Lake, IN 46303

**Request: Petitioner is requesting a 2-story building in a MZ Zoning district where the 2<sup>nd</sup> floor would be utilized as a dance studio.**

**Update Item - Cedar Lake Storage – Phase 2 Update**

**Nathan Vis, 12632 Wicker Avenue, Cedar Lake, IN 46303**

**2. 2024-13 Danny Starceвич – Concept Plan for a 2-lot subdivision**

Owner/Petitioner: Danny Starceвич, 8601 W. 141<sup>st</sup> Lane, Cedar Lake, IN 46303

Vicinity: 8601 W. 141<sup>st</sup> Lane, Cedar Lake, IN 46303

**Request: Petitioner is requesting to subdivide lot structure from 5 separate lots into a 2-lot subdivision.**

**3. 2024-14 Neil Poplon – Concept Plan for a 1 lot subdivision**

Owner/Petitioner: Neil Poplon, 9204 w. 143<sup>rd</sup> Avenue, Cedar Lake, IN 46303

Vicinity: 9212 W. 143<sup>rd</sup> Place, Cedar Lake, IN 46303

**Request: Petitioner is requesting a one lot subdivision.**

**Update Items:**

1. Birchwood, Phase 3 – Maintenance Letter of Credit expires September 5, 2024
2. Centennial Estates, Phase 1 – Maintenance Letter of Credit expires September 5, 2024
3. Centennial Estates, Phase 2 – Performance Letter of Credit expires September 5, 2024
4. Centennial Estates, Phase 15 –Maintenance Letter of Credit expires September 5, 2024
5. Centennial Villas, Phase 1 –Maintenance Letter of Credit expires September 5, 2024
6. Centennial Villas, Phase 2 – Performance Letter of Credit expires September 5, 2024
7. Beacon Pointe East, Phase 1 – Performance Letter of Credit
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 Public Meeting – August 21, 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.*