



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

August 21, 2024 Public Meeting Agenda – 7:00 pm

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

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

Minutes: Plan Commission Public, May 15, 2024; Plan Commission Work Session, June 5, 2024;
Plan Commission Public, June 19, 2024

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 asking for a deferral to the next work session.

(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. 2024-10 – 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 asking for a deferral to the next work session.
(Petitioner is presenting a Preliminary Plat for Lakeside South Unit 1.)**

Plan Commission
August 21, 2024

4. 2024-11 Newenhouse- Preliminary 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 Preliminary Plat for a One Lot Subdivision

5. 2024-12 Hanover Central High School – Site 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.

6. Birchwood Phase 4 – from Performance to Maintenance Letter of Credit to expire on August 21, 2027.

7. Centennial Estates, Phase 2 – Performance Letter of Credit to Maintenance Letter of Credit to expire on August 21, 2027.

8. Centennial Villas, Phase 2 – Extension Performance Letter of Credit to expire September 5, 2025

9. Put Lighting Ordinance into Town Code

10. MS4 Inspection Memo Update

Update Items:

1. Cedar Lake Storage – Phase 2 Update
2. Beacon Pointe East, Unit 1 – Update, Performance Letter of Credit expires October 30, 2024
3. Rose Garden Estates, Unit 3 – Performance Letter of Credit expires August 22, 2025, Plan agreed to extend to February 22, 2025.
4. Centennial, Phase 13 – MLOC expires 10/29/24
5. Centennial, Phase 15 – Maintenance Letter of Credit expires September 5, 2024

Tabled:

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

Public Comment:

Adjournment:

Plan Commission Work Session – September 4, 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.