



**TOWN OF CEDAR LAKE  
PLAN COMMISSION**

**September 4, 2024 Work Session Agenda – 6:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

\_\_\_ Chuck Becker

\_\_\_ Greg Parker

\_\_\_ Robert Carnahan

\_\_\_ James Hunley

\_\_\_ Heather Dessauer, Secretary

\_\_\_ Jerry Wilkening, Vice President

\_\_\_ John Kieपुरa, President

\_\_\_ Don Oliphant, Town Engineer, CBBEL

\_\_\_ David Austgen, Town Attorney

\_\_\_ Jeff Bunge, Town Manager

\_\_\_ Tim Kubiak, Director of Operations

\_\_\_ Cheryl Hajduk, Recording Secretary

**Old Business:**

**1. 2023-02 – Monastery Woods – 1-year Extension of Preliminary Plat**

Owner: New Century Development, 2036 West 81<sup>st</sup> Avenue, Suite B, Merrillville, IN 46410

Petitioner: Olthof Homes, 8051 Wicker Avenue, Cedar Lake, IN 416303

Vicinity: 9727 West 129<sup>th</sup> Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting 1-year extension of our primary plat for Monastery Woods North.**

**2. 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.**

**3. 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.**

**4. 2024-14 Neil Poplon Primary Plat**

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.**

**New Business:**

**1. 2024-16 V&L Plumbing, Inc. – Site Plan**

Owner/Petitioner: V&L Plumbing, Inc., 9621 N. Industrial Dr., St. John, IN 46373

Vicinity: 13791 Alexander Street, Railside, Lot 23, Cedar Lake, IN 46303

**Request: Petitioner is requesting Site Plan for a new business in Railside, Lot 23.**

**2. Request of Waiver - Oak Brook, Phase 1 and Beacon Pointe, Unit 5 (West)**

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: Oak Brook, Phase 1 and Beacon Pointe, Unit 5 (West)

Representative: Jack Huls, DVG

**Request: Petitioner is requesting a waiver from the Development Standards to place surface asphalt before 80% occupancy has been reached in both Oak Brook, Phase 1 and Beacon Pointe, Unit 5 (West)**

**Update Items:**

1. Cedar Lake Storage
2. Beacon Pointe East, Unit 1, Detention Pond Update
3. Rose Garden Estates, Unit 1 – PLOC expires October 11, 2024 - \$6,067,696.25
4. Cedar Lake Storage – PLOC expires October 20, 2024 - \$113,181.48

**Tabled:**

**2023-18 Bay Bridge**

**2023-19 Founders Creek**

**2023-20 Red Cedars**

**Public Comment:**

**Adjournment:**

Plan Commission Public Meeting – September 18, 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.*