



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

December 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. 2023-22 Bank Shots Bar & Grill Site Plan and Preliminary Plat

Owner: Joe Lopez, 3285 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.

Request: Site Plan Approval:

2. 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 an extension of a Preliminary Plat for Lakeside South.

New Business:

1. 2024-13 – Starcevich - Concept Plan for a 2-lot subdivision

Owner/Petitioner: Danny Starcevich, 8601 W. 141st Lane, Cedar Lake, IN 46303

Vicinity: 8601 W. 141st Lane, Cedar Lake, IN 46303

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

2. 2024-21 – DeSimone - M&M Warehouses – Concept - Railside Lot 17

Owner/Petitioner: M&M Warehouses LLC – Michael DeSimone – 421 Brookshire Ct.,
Valparaiso, IN 46385

Vicinity: 13631 Alexander Street, Cedar Lake, IN 46303

Request: Petitioner is requesting a site plan for Railside Lot 17, this will be a shell building.

3. 2024-22 – Battistas – Concept

Owner: Midway, LLC, PO Box 2010, Cedar Lake, IN 46303

Petitioner: Eric Lindemulder (Property Owner) (Joe Gaal – Business Owner), 13050 Wicker
Avenue, Cedar Lake, IN 46303

Vicinity: 13050 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a site plan for Battistas Market and Deli.

4. 2024-23 – Lindemulder – Concept

Owner: Raenbeau Properties, LLC, PO Box 2010, Cedar Lake, IN 46303

Petitioner: Eric Lindemulder, PO Box 2010, Cedar Lake, IN 46303 Raenbeau

Vicinity: 13955 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting Concept Plan concerning a residential use or a rezone for commercial use on the property.

5. 2024-24 Anderson & Anderson- Requesting extension of Preliminary Plat for Centennial Town Homes (Schilling & Olthoff)

Owner: 133 LBM LLC, 8900 Wicker Avenue, St. John, IN 46373

Petitioner: Chip Krusemark – Olthof Homes, 8051 Wicker Avenue, St. John, IN 46373

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

Request: Petitioner is requesting a one-year extension to December 2023 preliminary plat approval for the Townhome section of Centennial Community PUD.

Update Items:

- 1. Rose Garden – Tom McSharry**
- 2. Summer Winds Unit 2 – Performance Letter of Credit to expire on December 20, 2024 in the amount of \$279,817.13**
- 3. Summer Winds Unit 3 – Performance Letter of Credit to expire on December 23, 2024 in the amount of \$14,575.48**
- 4. Summer Winds Commercial – Maintenance Letter of Credit to expire on January 21, 2025 in the amount of \$25,752.60**

Tabled:

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

Public Comment:

Adjournment:

Plan Commission Public Meeting – December 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.