



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

December 18, 2024 Amended Public Meeting Agenda – 7:00 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 Kiepura, President | |

Minutes: August 21, 2024; September 4, 2024

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. 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.

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

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	

Request: Site Plan Approval:

- 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 Kieपुरa	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

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 a deferral for the Preliminary Plat for Lakeside South.

- 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 Kieपुरa	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

3. 2024-22 – Battistas – Site Plan

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.

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

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	

4. 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 on the Preliminary Plat for the Townhome section of Centennial Community PUD to expire on December 2025.

- 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 Kieपुरa	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

5. Summer Winds, Unit 2 – Performance Letter of Credit to expire on December 20, 2025 in the amount of \$279,817.13

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. Summer Winds, Unit 3 – Performance Letter of Credit to expire on December 23, 2025 in the amount of \$14,575.48

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. Railside Performance Letter of Credit Reduction to \$1,165,934.83

- 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	

Update Items:

- 1. Summer Winds Commercial – Maintenance Letter of Credit to expire on January 21, 2025 in the amount of **\$25,752.60**

Board Discussion:

- 1. Discuss draft of Ordinance 1402 – Ch. 17 Site Plan

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

Public Comment:

Adjournment:

Plan Commission Work Session – January 8, 2025 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.