



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

January 8, 2025 Work Session Agenda – 6:00 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 | ___ Terrence Conley, Planning Director |
| ___ Heather Dessauer, Secretary | ___ Tim Kubiak, Director of Operations |
| ___ Jerry Wilkening, Vice President | ___ Cheryl Hajduk, Recording Secretary |
| ___ John Kiepura, President | |

Old Business:

1. 2024-20 Culler – Concept/Site Plan

Owner/Petitioner: Joshua Culler, 9117 W. 137th Avenue, Cedar Lake, IN 46303

Vicinity: 9117 W. 137th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting to amend existing plat for Winding Creek.

New Business:

1. 2025-01 Cedar Lake Convenience Store – Concept/Site

Owner/Petitioner: Talal Abu Ali, 9841 South Ridgeland Avenue Apt. 3E, Oak Lawn, IL 60453

Vicinity: 14424 Morse Street, Cedar Lake, IN 46303

Request: Petitioner is requesting concept plan and site plan for convenience store.

2. 2025-02 Harvest Creek Preliminary Plat Extension for 1 year

Owner/Petitioner: Diamond Peak Group, LLC, 1313 White Hawk Drive, Crown Point, IN 46307

Vicinity: 9210 W. 155th, Cedar Lake, IN 46303

Request: Petitioner is requesting a one-year extension for the Preliminary Plat for Harvest Creek.

3. 2025-03 - 2026 NIPSCO Cedar Lake Mobile Substation Stormwater and Erosion Control Plan

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Owner/Petitioner: Northern Public Service Company, 801 E 86th Avenue, Merrillville, IN 46410
Vicinity: 6816 West 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting site plan approval for a NIPSCO Mobile Substation.

4. 2025-04 NIPSCO Hager Substation

Owner/Petitioner: Northern Public Service Company, 801 E 86th Avenue, Merrillville, IN 46410
Vicinity: 10501 W 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting site plan approval for NIPSCO Hager Substation.

Update Items:

- 1. Rose Garden – Tom McSharry**
- 2. Summer Winds Commercial – Maintenance Letter of Credit to expire on January 21, 2025 in the amount of \$25,752.60 (*PUD is not recorded)**
- 3. Brooker – Cedar View (Dominoes) – Performance Letter of Credit to expire on February 15, 2025 in the amount of \$14,047.00**
- 4. Ch. 17 Site Plan Draft, any further updates before the Public Hearing on Wednesday, January 15, 2025**

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

Public Comment:

Adjournment:

Plan Commission Public Meeting – January 15, 2025 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.