



**TOWN OF CEDAR LAKE  
PLAN COMMISSION**

**January 15, 2025 Public Meeting Agenda – 7:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

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

**Election of Officers:**

1. President: \_\_\_\_\_

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

2. Vice President: \_\_\_\_\_

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

3. Secretary: \_\_\_\_\_

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**Board Appointments:**

1. Board of Zoning Appeals: \_\_\_\_\_  
Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

2. Unsafe Building: \_\_\_\_\_  
Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**Public Hearing:**

**1. Ordinance No. 1509 – Zoning Ordinance, Chapter 17 Site Plans, text amendment**

- a. Review of Legals
- b. Opening Remarks
- c. Reading of Ordinance No. 1509
- d. Remonstrators
- e. Plan Commission Discussion
- f. Plan Commission Decision

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**Minutes:** September 18, 2024

**Old 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 site plan and parking for convenience store.**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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. 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. 155<sup>th</sup>, Cedar Lake, IN 46303

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

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

Owner/Petitioner: Northern Public Service Company, 801 E 86<sup>th</sup> Avenue, Merrillville, IN 46410

Vicinity: 6816 West 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

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

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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. Brooker – Cedar View (Dominoes) – Performance Letter of Credit to expire on February 15, 2025 in the amount of \$14,047.00**
- 2. Summer Winds Unit 1 – Performance Letter of Credit to expire on February 15, 2025 in the amount of \$244,187.85**
- 3. Rose Garden Estates Unit 3 – Performance Letter of Credit to expire on February 22, 2025 in the amount of \$1,913,079.85**

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

**Public Comment:**

**Adjournment:**

Plan Commission Work Session – February 5, 2025 at 6:00 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.*