



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

February 5, 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. 2024-21 DeSimmons – Railside Lot 17

Owner/Petitioner: M&M Warehouses, LLC, 421 Brookshire Ct., Valparaiso, IN 46385
Vicinity: 13631 Alexander Street, Cedar Lake, IN 46303

Request: Petitioner is requesting Site Plan approval for shell building at Railside Business Park Lot 17.

2. 2024-42 Steve Sikorevich – Use Variance

Owner/Petitioner: Steve Sikorevich, 10120 Homestead Court, Cedar Lake, IN 46303
Vicinity: 13930 Lauerman Street, Cedar Lake, IN 46303

Request: This Use Variance is to allow the Petitioner to have multi-family residence with a B-1 Medical Office in an R-2 Zoning District. Petitioner’s prior Use Variance was approved by the BZA on February 11, 2021, and Town Council on March 2, 2021. The BZA motion was as follows, motion to send a Favorable Recommendation to the Town Council for a Special Use Variance to allow the petitioner to have a multi-Family residence with a B-1 Medical Office in an R-2 Zoning District with the following contingencies;

- a. Four (4) apartments and one (1) medical office.
- b. Medical office will have limited in-house patients and telemedicine
- c. Contingent upon meeting all Town Codes and Ordinances for the Building Department to allow and approve occupancy.
- d. Medical office space shall not exceed 600 square feet.
- e. Hours of on-site operation 8 am to 7 pm, Monday through Friday, and occasionally on Saturdays and no Sundays, all by appointment only.
- f. To maintain a family medical practice.

- g.* To make building improvements as shown and discussed on the drawings submitted February 11, 2021 and last month.
- h.* Petitioner will come back to the Board of Zoning Appeals for any additional use of space.
- i.* To include the Finding of Fact.

The multi-Family residence has been completed and now the Petitioner is looking to move forward with the medical office.

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

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.

New Business:

1. 2024-01 Faith Church – Site Plan

Owner/Petitioner: Faith Reformed Church Inc – Bryan Ford, 100 81st Ave, Dyer, IN 46311

Vicinity: 6729 W 133rd Avenue, Cedar Lake, IN 46303

Site Plan for addition and parking lot expansion

2. 2024-13 Starcevich – Preliminary Plat

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

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

Preliminary Plat for a One-Lot Subdivision

Update Items:

1. Rose Garden – Tom McSharry

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Public Meeting – February 19, 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.