



CEDAR LAKE PLAN COMMISSION PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
April 16, 2025 at 7:00 pm

Call To Order:

Mr. Kiepura called the Plan Commission Public Meeting to order on Wednesday, April 16, 2025, at 7:00 pm with its members attending on-site. The Pledge of Allegiance was said by all.

Roll Call:

Members Present via Zoom: None

Members Present On-Site: Greg Parker; Robert Carnahan; James Hunley; Jerry Wilkening, Vice President; and John Kiepura, President. A quorum was attained. **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; Ben Eldridge, Town Manager (present at 7:30 pm); Terrence Conley, Planning Director; Tim Kubiak, Director of Operations; and Cheryl Hajduk, Recording Secretary

Absent: Chuck Becker

Minutes: November 20, 2024 Public Meeting; December 4, 2024 Work Session

A motion was made by Mr. Parker and seconded by Mr. Hunley to approve the November 20, 2024 Public Meeting Minutes and the December 4, 2024 Work Session. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

Mr. Kiepura commented we have to amend the agenda. The first item is Starcevich for final approval. Mr. Conley commented Joe Vroom will need to be added to the agenda.

Mr. Kiepura commented before public comment we need to appoint a member to the Unsafe Building Board.

A motion was made by Mr. Carnahan and seconded by Mr. Wilkening to amend the agenda.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

Old Business:

1. 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

Mr. Danny Starcevich, 8601 West 141st Lane, Cedar Lake, IN, commented on March 19, 2025 we came in for preliminary approval to turn five lots into a two-lot subdivision and we are seeking final approval and everything looks good.

Mr. Kiepura commented there isn't anything that needs to be addressed from the work session.

Mr. Oliphant commented we issue a final letter on April 16, 2025 with a contingency of the waivers that were approved as part of the preliminary plat for park dedication, tree placement, stormwater detention, frontage improvements and sidewalk.

Mr. Wilkening asked the timing on the garage on the old property, is that laid out. Mr. Oliphant commented that will need to be demolished before they issue a permit.

Mr. Wilkening asked is the new garage going to be built in 12 months. Mr. Starcevich responded in the affirmative.

A motion was made by Mr. Parker and seconded by Mr. Wilkening to approve the two-lot subdivision, contingent on Christopher B. Burke's letter dated April 16, 2025.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

2. 2025-09 Vroom - One Lot Subdivision

Owner/Petitioner: Joe Vroom, 8816 W. 141st Avenue

Vicinity: 7001 W 128th Avenue, Cedar Lake, IN 46303

Mr. Joe Vroom, 7001 W. 128th Avenue, Cedar Lake, IN, commented we are building a house on a one-acre and we want to turn it into a one-lot subdivision. The Final Plat was sent in and Mr. Oliphant had a couple of issues that were not addressed. Mr. Oliphant commented there are minor issues.

Mr. Vroom commented the frontage of the parcel goes into detail with the cost of the sidewalk asking for a Performance Letter of Credit. Mr. Oliphant commented you are required to put sidewalk on the property, it is a public infrastructure improvement and it is an assurity to ensure that it actually goes in. The Town will hold until it is installed and it will be released into maintenance.

Mr. Vroom asked can it be a contingency of an Occupancy Permit. Mr. Oliphant commented the Letter of Credit will be brought to the Town prior to them signing the Final Plat mylar. Mr. Kubiak commented as long as the side walk is in for Final Plat as he will have an escrow for the new house that will require a new sidewalk to be put in.

Mr. Parker asked is this the lot where the house was torn down and the foundation is sticking up out of the ground. Mr. Conley responded in the affirmative.

Mr. Oliphant stated it is up to the Board's discretion if they want to waive the Letter of Credit. On the plat, there is a metes and bounds boundary that mimics the floodplain for Sleepyhollow and a note should be added saying where that came from to reference the study that was done. The zip code should be changed and adding verbiage to the legal description on the plat. The legal description calls out the west bank of Sleepyhollow as part of its boundary and we want that labeled on the plat itself.

Mr. Vroom commented this should be relayed to his surveyor. Discussion ensued regarding the things that need be addressed before mylars are final.

Mr. Oliphant commented the mylars need to be signed and recorded before a building permit can be pulled.

A motion was made by Mr. Parker and seconded by Mr. Wilkening to approve the Final Plat and contingent on Christopher B. Burke's letter dated April 15, 2025 and waiving assurity requirement for the sidewalk. Motion unanimously passed by roll-call vote:

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

A motion was made by Mr. Parker and seconded by Mr. Wilkening to amend the agenda to appoint a Secretary to the Plan Commission.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

New Business:

1. 2023-28 Lakeside Unit 2, Block 1

Owner/Petitioner: Cedar Lake 133 LLC, 8900 Wicker Avenue, St. John, IN 46373

Vicinity: 8900 Wicker Avenue, St. John, IN 46373

Mr. Kiepura stated the first order of old business is for the Petitioner to seek Final Plat for Lakeside Unit 2, Block 2.

Mr. Jack Slager, Schilling Development, representing Cedar Lake 133 LLC, commented we are requesting Final Plat approval for the 34 lots that is Lakeside Unit 2, Block 2. This is the section that we put the majority of the infrastructure in over the fall and we have been waiting for the water system. The water system is online and functioning well. We paid our inspection fee and provided a Performance Bond requested by Mr. Oliphant. Mr. Oliphant mentioned side-yard easements in his letter.

Mr. Jack Huls, DVG, commented regarding the Final Plat and Primary Plat, there were a couple of lots that have side-yard easements, where storm sewer runs through and on the Engineering Plan it showed 10-foot easements and the Ordinance requires 12-feet. We are asking for consideration for that.

Mr. Wilkening commented the reduction of the easement that is being asked for is to keep the product in compliance with side-yard. Mr. Huls commented the side-yard setback by the Ordinance states is an R-2 8-foot side-yards and the Ordinance requires a 12-foot easement or storm sewer. There is a little conflict there. We have designed it so it is 10-foot instead of the 12-feet, which showed on the Primary Plat and the Ordinance states 12-foot; that was a notation that Mr. Oliphant made and we are requesting some consideration that it be reduced to match.

Mr. Wilkening asked the 8-feet is still there. Mr. Huls commented it is super ceded by the easement and there will no longer be a side-yard setback.

Mr. Huls commented if Lakeside Boulevard is extended South to the south property line and then infill to the West, that is basically the unit. There's a couple of lots that go that way.

Mr. Wilkening asked is this the whole section. Mr. Oliphant commented it will be specific to three lots, which are Lots 160, 161 and 163.

Mr. Oliphant commented our April 14, 2025 letter had minor comments and would need to be corrected before mylars. The Letter of Credit should be \$1,155,907.45; the 3% inspection fee is \$50,598.83 and a \$2,000 MS4 inspection fee.

Mr. Kubiak commented we need to check the 3% inspection fee because they came in and paid it.

Mr. Austgen asked can we get public meeting on the water component of this plat. Mr. Oliphant commented Robin's Nest is up and functioning and is running off of one well because the other wells have some issues with it. The tank is fully operational and is running well and the flow tests came back good. The system is running optimally. This infrastructure is in now but the permit has not been signed yet.

Mr. Huls commented the pressure tests that were done and we upgraded the permit and we should get it back soon. We will then send it downstate. We have agreements in place regarding testing to make sure that the current installation meets the criteria that it needs to. Discussion ensued.

A motion was made by Mr. Wilkening and seconded by Mr. Parker to approve the request of 34 lots to include the corrections in Christopher B. Burke's letter of April 14, 2025 and to include the deviation from the 12-foot easement to 10-foot on Lots 160, 161 and 163. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

Mr. Slager commented this item was not on the agenda, but it is the Beacon Point 5 Letter of Credit. It is moving from performance to maintenance and we are not sure of the date of expiration, but we wanted to make sure it was taken care of before the next meeting, so that a special meeting does not need to take place. Mr. Conley commented the expiration date is May 19, 2025.

Mr. Kiepura commented we can have a special meeting on May 7, 2025.

2. 2024-42 Steve Sikorevich – Change of Use Variance

Owner/Petitioner: Steve Sikorevich, 10120 Homestead Court, Cedar Lake, IN 46303

Vicinity: 13930 Lauerman Street, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of old business is for a Petitioner Plan Commission Approval and Recommendation to Town Council for Variance of Use.

Mr. Nathan Vis, Vis Law, on behalf of Dr. Sikorevich on the Hanover House, 13930 Lauerman Street, commented at the last meeting, Mr. Oliphant commented we needed a better topographical survey that both expressed the heights for the area by the parking for ADA accessibility.

Mr. Oliphant commented this be formalized that handicap signage is required and that the top of the wall elevation comes up to 714.3 to be the maximum running slope.

Mr. Wilkening asked what was decided on the southside of the building regarding the handicap parking. Mr. Oliphant commented they will have one handicap spot on the southeast corner of the building and the cars will go out onto Lauerman Street.

Mr. Austgen commented we are not a Variance of Use and it is for Site Plan.

A motion was made by Mr. Wilkening and seconded by Mr. Hunley to approve the Site Plan and to include the handicap signage as stated in Mr. Oliphant's review be compliant and the 714.3 top of wall for the retaining wall of property. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

3. 2025-05 – Steuer/Oliphant – Final Plat for a One Lot Subdivision

Owner/Petitioner: CBBEL, Don Oliphant, 214 S. Main Street, Suite 201, Crown Point, IN 46307

Vicinity: 13941 Morse Street, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of old business is for Petitioner is requesting the Final Plat for a One Lot Subdivision.

Mr. Oliphant commented this is a one-lot subdivision for the parcel at 13941 Morse Street just South of here and this would grant an easement to the Town for a storm sewer outlet that is part of the Shades Phase 2, off of Rocklin Street and cleaning the parcel up dedicating the right-of-way.

Mr. Wilkening asked are the Steuer's good with this plan. Mr. Oliphant responded in the affirmative.

A motion was made by Mr. Parker and seconded by Mr. Wilkening to approve the Final Plat for a one-lot subdivision for the Steuer/Oliphant property. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

4. 2025-06-Surf Internet

Owner: Surf Internet

Mr. Kiepura stated the next order of old business is for Petitioner requesting installation of new Town wide service using fiber optic cables.

Mr. Pat McCauley, 68446 Counter 37, Millersburg, IN, commented we have a couple other people here from Surf Internet and we would like to know what the dollar amount is for the bond.

Mr. Oliphant commented we were trying to decide if we were going to have each phase come before the Plan Commission or deal with each phase through the Building Department. The bond amount would either stay in a phase and each one would have its own bond. Mr. McCauley commented we call them Rolling Bonds that would be \$50,000 and that would cover the work we are doing in that current phase. The first phase would be inspected and move onto the next one.

Mr. Carnahan asked will the \$50,000 go with the next area. Mr. McCauley commented it is not described by area, but that is how we visualize it.

Mr. Wilkening asked the assurity for five years keeps coming up with \$50,000. Mr. McCauley commented we just have a bond for an amount for three to five years and it never changes and then it goes away.

Mr. Wilkening asked the Rolling Bond that is being referred to is easy to do. Mr. Austgen commented it can be done. Discussion ensued regarding the bond being used for the whole project.

Mr. Austgen commented Letters of Credit are better for the Town for assurity and collection, recovery and use for damage. It is an easier instrument to work with for the next phase or rollover.

Mr. McCauley commented they will be investing five million dollars into this project.

Mr. Oliphant commented this should be treated like any other construction project requiring pre-construction videos throughout the phase corridor to establish damages at the end, establish a punch list, and work off the punch list before moving onto the next phase. A lot of this is underground and damages should be minimal minus utility hits underground or anything needs to be done sidewalks or curbs. Mr. Oliphant asked how big are these phases. Mr. McCauley commented 30,000 linear feet or 300 or so passings. We are legally bound if we are passing over gas and electric as we are regulated by the IURC to physically see our grill head pass over or under that utility. Discussion ensued regarding if repairs would be needed going through this project.

Mr. Wilkening asked what happens if some residential homes lose power. Mr. McCauley commented we have not done that kind of damage, but we have had gas mains hit. If a family gets displaced for a day or more, we will reimburse the homeowner as we have liability insurance.

Mr. Wroe commented he would like to see high speed internet for the Town and is a big believer of competition. We do not have high speed internet in our community and upload speeds hurt businesses and remote workers. Mr. Wroe asked what are the depths Surf Internet will be working in. Mr. McCauley commented 24 to 36 inches, unless INDOT has other specific rules and the diameter would be an inch and a quarter conduit of a single duct. Discussion ensued. Mr. Wroe asked about gigs and it was discussed there would be options for that.

Ms. Faith Rumfeldt, 14718 Dewey Street, Cedar Lake, IN, commented discussed different packages with the lowest packages starting at 300 meg.

Discussion ensued in length regarding Letter of Credit for this project with a running \$75,000 as opposed to a Rolling Bond.

A motion was made by Mr. Wilkening and seconded by Mr. Hunley to approve the Surf Internet request Town-wide for installing fiber optic cables and a Letter of Credit in the amount of \$75,000 to be applied and to get the paperwork for liability to be turned in. The permit time is a maximum of two areas at a time to include Christopher B. Burke's comments and agreed upon discussion points and the Letter of Credit will remain in place for three years after of completion of final phase. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

5. 2025-07 – NRAA Family Investments – Site Plan for Railside, Lot 6

Owner/Petitioner: NRAA Family Investments, 11688 Patterson St., Cedar Lake, IN 46303

Vicinity: Railside

Mr. Kiepura stated the next order of old business is for Petitioner requesting Site Plan Approval for Railside, Lot 6 (PUD).

Mr. Jack Huls, DVG, Inc., commented he is representing the Petitioner, NRAA Family Investments, for a Site Plan approval on Railside, Lot 6. We received engineering review comments from Mr. Oliphant.

Mr. Oliphant commented one of the biggest things is both easements need to be recorded on either side of this lot and on lots 5 and 7, because there is an offsite low route that comes through six. There are some minor clean up comments from our letter dated April 16, 2025.

A motion was made by Mr. Wilkening and seconded by Mr. Parker to approve the Site Plan for Railside, Lot 6 (PUD) and contingent on Christopher B. Burke's letter dated April 16, 2025 and to complete the corrections regarding stormwater and other comments. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

6. 2025-08 – Henn Holdings, LLC – Site Plan for Railside, Lot 26

Owner/Petitioner: Henn Holdings, LLC, 13733 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: Railside

Mr. Kiepura stated the next order of old business is for Petitioner requesting Site Plan Approval for Railside, Lot 26 (PUD).

Mr. Jack Huls, DVG, Inc., commented for this project we are requesting Site Plan approval for Lot 26 in Railside. We received review comments from Mr. Oliphant.

Mr. Oliphant commented our letter dated April 16, 2025 with an electrical site plan to be submitted as part of the building permit and they are requesting a waiver for side-yard screening on the north perimeter. The side-yard screening to the south is required because of B-3 and M-1.

A motion was made by Mr. Parker and seconded by Mr. Wilkening to approve the Site Plan for Railside, Lot 26 (PUD) contingent on Christopher B. Burke's letter of April 16, 2025 with the waiver of the screening on the north line. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

7. 2025-12 – Henn & Sons – Concept Plan

Owner/Petitioner: Tom and Barb Littles, 9602 W. 135th Place, Cedar Lake, IN 46303

Vicinity: 13318 Wicker Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of old business is for Petitioner requesting a waiver for a Site Plan, parking, drainage, paving, lighting and signage that is currently on the lot for the new addition.

Mr. Robb Henn, 12455 Parrish Avenue, Mr. Tom Littles, 9602 W. 135th Place, Cedar Lake, IN, commented the waivers needed are Site Plan, parking, drainage, paving, lighting, signage. We discussed last time that we would reduce the addition down to 16.

Mr. Oliphant commented this is a policy decision to want to grant the waivers.

Mr. Wilkening commented nothing else was going to be asked for until the subdivision criteria has been met. Mr. Henn commented once the State takes the property in the front, things will change in this location. At that point, we would come in for a one-lot subdivision.

Mr. Carnahan commented when the car lot is gone, another car lot will not go in there. Mr. Henn commented there will not be another lot in that location.

Mr. Kubiak asked are there a maximum number of cars that will be at the shop. Mr. Littles commented maybe 15 cars. Discussion ensued.

Mr. Austgen asked are these unlimited waivers or waivers that have objective baseline or enforcement or compliance of both for purposes. Mr. Kiepura commented the waivers would be for this request and not unlimited.

A motion was made by Mr. Wilkening and seconded by Mr. Hunley to approve the request to include Mr. Little's maximum cars to be no more than 20 cars parked on the lot and no further waivers granted on the property until one-lot subdivision has been granted. The building approved is 16 by 42-feet and to include six waivers and six waivers only for this property. Also, this will include Mr. Henn's letter dated March 10, 2025. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

8. 2025-14 – Radlovich

Owner/Petitioner: Red Carpet Smoke Shop, 13202 Wicker Avenue, Suite A, Cedar Lake, IN
Vicinity: 13202 Wicker Avenue, Suite A, Cedar Lake, IN

Mr. Kiepura stated the next order of old business is for Petitioner is requesting use of the existing drive-up service window for the business.

Mr. (inaudible), commented he is requesting the use of an existing drive-up window for his business. Mr. Kiepura commented he is a new owner and wants to continue to use the drive-up window.

Mr. Oliphant commented there is ingress and egress easements on the adjacent parcel to allow access to it.

Mr. Kubiak commented this has been there a long time and the type of business that it is, there should not be a problem.

A motion was made by Mr. Hunley and seconded by Mr. Parker to approve the existing drive-up window for the business at 13202 Wicker Avenue. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

9. 2025-15 – Recupito

Owner/Petitioner: Alexander Recupito, 10819 133rd Avenue, Cedar Lake, IN
Vicinity: 10819 133rd Avenue, Cedar Lake, IN

Mr. Kiepura stated the next order of old business is for Petitioner wants to rent single family home while running business on the property.

Mr. Al Recupito, 10812 West 134th Place, Cedar Lake, IN, commented he would like to rent the single-family home on this property, which is zoned B-3 and to run his paintless, dent repair business out of the shop in the back.

Mr. Kubiak commented there may be a need for a second sewer bill since the property will be a dual use. Discussion ensued regarding what the criteria would be. Mr. Austgen commented there will be two services and under the Utility Board to discuss.

Mr. Kubiak asked can there be a sign on the building for the business. Mr. Kiepura responded in the affirmative.

A motion was made by Mr. Parker and seconded by Mr. Hunley to approve renting a single-family home while running a business on the property. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

10. 2025-16 – ServPro – New Satellite location

Owner: 14420 Morse Street, LLC, 14420 Morse Street, Cedar Lake, IN 46303

Petitioner: Burton Enterprises, LLC, 1437 W. Lincoln Highway, Schererville, IN 46375

Mr. Kiepura stated the next order of old business is for approval for a new satellite business in this existing location.

Mr. Daniel Fagan, 205 W. Lakeview Drive, Lowell, IN, commented we would like a satellite location for ServPro in the main building of 14420 Morse Street, Cedar Lake, IN. The business does water reclamation and there still is an office in St. John, IN. This location will primarily be storage with one office worker.

Mr. Conley commented they had parking on Morse Street and it was at one time painted, and we asked for them to freshen up the parking lines with angled parking as opposed to 90 degrees. There is a 20-foot gate at the back of the parcel as far as access. If a Knox box needs to be there to open up the gate, they will put one there. Discussion ensued.

Mr. Kiepura commented there will be no outdoor storage in the front of building.

Mr. Kubiak commented this property shows outdoor storage was only good while the Landsky family owned the property. Mr. Conley commented this is not correct. Mr. Parker commented after the Landsky family sold; it was a boat storage. It should be grandfathered. Discussion ensued regarding outdoor storage and the unpaved areas at the property.

Mr. Austgen commented the use is legal non-conforming and nothing has changed about the property except ownership.

Mr. Kubiak commented the approval that was done in 1997, they had two years to pave the lot and they came back in 1999 and the Board of Zoning Appeals allowed to have the paving delayed. Discussion ensued.

A motion was made by Mr. Hunley and seconded by Mr. Wilkening to approve the new satellite business in an existing location with prior restrictions. Motion unanimously passed by roll-call vote.

Mr. Parker Aye
Mr. Carnahan Aye
Mr. Hunley Aye
Mr. Wilkening Aye
Mr. Kiepura Aye

11. 2025-17 – Hebron Golf Carts – Second Use Permit Occupancy

Owner: Jamie Vesely, 19102 Wicker Avenue, Lowell, IN 46356

Petitioner: Jacqueline Goodman, d/b/a Hebron Golf Carts, 244 West 900 South, Hebron, IN

Vicinity: 9602 W. 133rd Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of old business is for an Approval for a Second Use Occupancy Permit at Scooter Shooterz.

Ms. Jacqueline Goodman, 244 West 900 South, Hebron, IN, commented she would like to sell golf carts at Scooter Shooterz.

Mr. Wilkening asked what is the request. Ms. Goodman commented for 12-months. Mr. Kiepura commented we discussed she should get a second use.

Mr. Kubiak commented if she gets a second use approved, she would have occupancy for that building.

A motion was made by Mr. Wilkening and seconded by Mr. Parker to approve a Second Use Occupancy Permit at Scooter Shooterz located at 9602 W. 133rd Avenue for a second business Hebron Golf Carts to sell golf carts only. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

12. 2025-18 – Leithleiter

Owner: Tanner, Morey, 13320 Lincoln Plaza, #4, Cedar Lake, IN

Petitioner: Jamie Leithleiter, Focus Nutrition, 10432 Nicklus Street, Crown Point, IN 46307

Vicinity: 13320 Lincoln Plaza, #4, Cedar Lake, IN

Mr. Kiepura stated the next order of old business is for an approval for a new business to community (like for like).

Ms. Jamie Leithleiter, 10432 Nicklus Street, Crown Point, IN, commented she would like to take over Focus Nutrition. This is a like for like business with only new ownership.

A motion was made by Mr. Carnahan and seconded by Mr. Wilkening to approve a new owner – a like for like business being called Focus Nutrition. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

Update Items:

1. Rose Garden – Tom McSharry

Mr. Tom McSharry, Lennar Homes, 1700 E. Golf Avenue, Schaumburg, IL, commented the re-inspections started by Public Works and the goal is to finish blocks at a time. Mr. Kubiak commented Phase 1 still needs to be completed. Discussion ensued regarding finishing one phase at a time. Mr. McSharry discussed the customer concerns and are being taken care of.

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

Mr. Oliphant commented all punch list items are completed as our inspection on April 2, 2025. We issued a letter on April 3, 2025 and the Maintenance Letter of Credit can expire.

3. 141st Partners – Performance Letter of Credit in the amount of \$473,445.50 to expire on April 22, 2025

Mr. Conley commented we have the amended version from Centier Bank and everything is in order. Mr. Austgen will review the version.

Mr. Conley commented instead of giving a one-month notice, we will extend it to a three-month notice and more names will be on the agenda of when they will expire.

A motion was made by Mr. Wilkening and seconded by Mr. Parker to approve the extension of 141st Partners Performance Letter of Credit set to expire on April 22, 2025 in the amount of \$473,445.50 and to send a favorable recommendation to the Town Council regarding the acceptance of the extension and contingent on legal review. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

Appointments:

A motion was made by Mr. Carnahan and seconded by Mr. Wilkening to appoint James Hunley to the Unsafe Building Board. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

A motion was made by Mr. Carnahan and seconded by Mr. Hunley to appoint Greg Parker to Secretary to the Plan Commission. Motion unanimously passed by roll-call vote.

Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

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

Public Comment:

Mr. James Forsythe, 14316 Clover Avenue, Cedar Lake, commented he was at the March meeting and presented a list of concerns to the Commission along with photographs. The Commission asked the Lennar representative to set up a meeting with the owners and it has been a month. We have not heard anything back from Lennar. Mr. Kiepura commented he can speak to Mr. McSharry.

Mr. McSharry commented the main concern was the west berm and that is going to be taken care of the week of May 12, 2025.

Ms. Angie Mikolajczak, 12806 Lee Court, commented she has heard at previous meetings that the backyards need to be 30-feet and 15 to 20-feet of that being a drainage or a utility easement. Other residents have said that is too small because you only have 15-feet to put up a shed and there may be no room for it. When plan approvals are done, are the drain easement and utility easement in the Final Plat. Mr. Wilkening responded in the affirmative.

Mr. Kiepura commented we are in a moratorium and we are not seeing any developers and we are running into problems with the size of lots for people wanting a three-car garage or putting a pool in. The intent is to see that the lot sizes that the developers have are building on is sufficient to allow the three-car garages and for people to use their yards.

Ms. Mikolajczak commented the front of her house is 30-feet and her backyard is 30-feet, but 20-feet of the front yard is utility easement and the 30-feet in the back, 15-feet of it is utility easement. Between the property lines are ten feet and that is where the water goes. The gas and electric lines are on the 10-feet and on the other side, the way the property is at an angle, there is one or two feet in front of the house and starts the drainage easement. Can this be considered for peaceful living with people to have more room on their property.

Discussion ensued regarding square footage and lot sizes.

Ms. Mikolajczak discussed Surf Internet and discussed some of their reviews, which she researched.

Mr. Huriel Cevallos, 10093 W. 144th Court, Cedar Lake, commented about his kitchen in Rose Garden and mentioned it is uneven and not level. Lennar made an attempt to fix it during the warranty time, but it did not hold up. The concrete has horizontal cracking in the foundation.

Ms. Pam Howard, 10013 W. 141st Street, Cedar Lake, IN, commented Lennar put me up in a hotel, because they are doing extensive work and they have been very responsive. They are using sub-contractors to do the work in the house.

Discussion:

Mr. Kiepora asked what is going on with Nipsco. We as a Board are supposed to be making decisions. This Commission deserves a report of what is going on.

Mr. Kubiak commented there had been discussion about waiving the one-lot subdivision requirement for Nipsco, but not from drainage or other things for that project. They have an Erosion Control Plan. There was a meeting with Nipsco to establish some community relation to what they brought up. Mr. Oliphant commented Mr. Conley and met with Nipsco once and we discussed engineering items only.

Mr. Carnahan commented he didn't understand why they are before us.

Mr. Kiepora commented if they have a good reason as to why they don't need a one-lot subdivision, let us know and we can make an educated decision and there has been lack of communication.

Adjournment: Mr. Kiepora adjourned the meeting at 9:35 pm.

TOWN OF CEDAR LAKE PLAN COMMISSION

John Kiepura, President

Jerry Wilkening, Vice-President

Pete Swick, Member

James Hunley, Member

Robert Carnahan, Member

Greg Parker, Member

Chuck Becker, Member

ATTEST:

Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

(1) The date, time, and place of the meeting.

(2) The members of the governing body recorded as either present or absent.

(3) The general substance of all matters proposed, discussed, or decided.

(4) A record of all votes taken by individual members if there is a roll call.

(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Minutes of April 16, 2025