

Cedar Lake Plan Commission
Minutes
January 5, 2011

The Cedar Lake Plan Commission held their Special Public Meeting on January 5, 2011. It was called to order at approximately 7:08 p.m. at the Cedar Lake Town Hall. Those members present were: Stacy Brooks, Jeremy Kuiper, Diane Cusack, John Foreman, Vice President; and Tim Kubiak, President. Also, present were Sandra Bucklew P.E. of Christopher B. Burke Engineering LTD; Ian Nicolini, Town Administrator; and Laurie Wyrick, Recording Secretary. Greg Parker, Member, and Tim Kuiper of Austgen, Kuiper and Associates, was not present at tonight's meeting.

Old Business:

1. Lighthouse - Subdivision

- A. Owner/Petitioner: DJ Cedar Lake LLC, 1000 E. 80th Place, Suite 700N, Merrillville, IN
- B. Vicinity: 7501 Constitution Avenue
- C. Request: Petitioner is requesting preliminary subdivision plat approval for the replat of the Lighthouse at Paradise Sub lot 1 to add the additional parcel described as Binyon's Add BL.3 Lot 6, Lot 7 Ex NE'y cor. & SW cor. Of Lot 8 & W.1/2 & N.1/2 of Vac. Adj. R/W

Deferred from the December 15th Public Meeting.

- (1) Town Attorney's Review of Legals: Not present. Tim Kubiak stated that at the Public Meeting on December 15th the legals were approved by the Town Attorney.
- (2) Petitioner's Response: Les Dewes was present at tonight's meeting. Mr. Dewes stated that the plat is to add an additional twelve hundred (1,200) square foot triangular-shaped parcel for the expansion of dining for the restaurant.
- (3) Town Engineer's Comments: E-mail dated January 3, 2011, and an e-mail dated January 5, 2011 concerning Lighthouse from Neil Simstad to Les Dewes, concerning the revised plat review. Neil Simstad stated that in the letter dated January 5, 2011 the sketch plan for the storm sewer conflict has been revised to meet the contingencies of the Site Plan approval and that the preliminary plat is in compliance with Subdivision Control Ordinance No. 498.
- (4) Remonstrators: None.
- (5) Building Department's Comments: None
- (6) Commission's Discussion: John Foreman stated that the item was discussed at the Public Meeting in December; the concern was the engineering items.
- (7) Commission's Decision: John Foreman moved to approve the Preliminary Plat as presented. Jeremy Kuiper seconded. After a roll call vote, the motion carried by a vote of 5 to 0.

Public Comment: None

Adjournment: 7:12 p.m.
Tim Kubiak adjourned the meeting.

Press Session: None

Jeremy Kuiper

Greg Parker

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Diane Cusack

John Foreman, Vice President

Stacy Brooks

Tim Kubiak, President

Attest: _____
Laurie Wyrick, Recording Secretary

Cedar Lake Plan Commission

Work Session - Minutes

January 5, 2011

The Cedar Lake Plan Commission held their Work Session on January 5, 2011. It was called to order at approximately 7:12 p.m. immediately following a Special Public Meeting, at the Cedar Lake Town Hall. Those Members present were: Stacy Brooks, Diane Cusack, Jeremy Kuiper, John Foreman, Vice President; and Tim Kubiak, President. Also, present were Sandra Bucklew, of Christopher B. Burke Engineering LTD; Ian Nicolini, Town Administrator; and Laurie Wyrick, Recording Secretary. Greg Parker, Member, and Tim Kuiper of Austgen, Kuiper and Associates, were not present for tonight's meeting.

President's Comments: Voting for President, Vice President and the 2011 Retention of Legal and Engineering services will take place at the Public Meeting on January 19, 2011. Tim Kubiak questioned that two (2) of three (3) Council Representatives have been appointed to the Plan Commission effect on the voting at the meeting at the Public Meeting. John Foreman and Ian Nicolini responded that the final Council appointment is in discussion and would not impact the Plan Commission appointments.

1. Minutes: The minutes of the December 15th Public Meeting were handed out for acceptance at the January 19th Public Meeting. Tim Kubiak stated that the Minutes of the Special Meeting tonight will be given to the members prior to the January 19, 2011 meeting for acceptance.

Old Business:

2. T & J Landscaping – Site Plan

- A. Owner: T & J Landscaping, 12615 Wicker Avenue, Cedar Lake, IN
- B. Petitioner: Landmark Engineering LLC, 7808 W. 103rd Street, Palo Hills, IL
- C. Vicinity: 12634 Wicker Avenue
- D. Request: Petitioner is requesting site plan approval

(1) Petitioner's Response: E-mail dated January 5, 2011 from Carrie Kochell at Landmark Engineering requesting deferral to the Public Meeting.

(2) Town Engineer's Comments: Sandra Bucklew stated that the additional storm water infrastructure information has been given to Landmark Engineering as the Petitioner is working on a complete storm water resubmittal.

(3) Building Department's Comments: None.

(4) Commission's Discussion: None

New Business:

3. Kazwell – Subdivision

- A. Owner/Petitioner: Richard & Marilyn Kazwell, 612 W. Brookside Drive, Crown Point, IN
- B. Vicinity: 8509 W. 141st Avenue
- C. Request: Petitioner is requesting to establish a one (1) lot subdivision

(1) Petitioner's Response: Richard Kazwell was present at tonight's work session. Mr. Kazwell stated that the lot lines and legal description needs to be completed in order to sell the property.

(2) Town Engineer's Comments: Sandra Bucklew stated that two (2) detail items need to be addressed prior to the Public Meeting. The surveyor will need to add the address and lot width to the plat for approval.

- (3) Building Department's Comments: Ian Nicolini stated that the Title Company required an accepted legal description of the property. The plat in the packet is a metes and bounds description that has been used on the property for a sufficient time frame that the Lake County Geographic Information System (GIS) does recognize that the boundaries exist but not primary boundaries. Ian Nicolini continued that Mr. Kazwell approached the Town to make the lot a legal lot of record and is planned to be before the Town Council for a vacation of the two (2) portions of public right-of-way shown on the plat to become part of the parcel.
- (4) Commission's Discussion: Tim Kubiak questioned the thirty (30) foot building line shown on the lot. The Town Administrator explained that this portion of 141st Avenue is not part of the FAU system requiring a larger setback.

4. Cedar Lake Girl's Softball – Site Plan

- A. Owner/Petitioner: Cedar Lake Girl's Softball, 14209 Wicker Avenue, Cedar Lake, IN
- B. Vicinity: 10715 W. 134th Place
- C. Request: Petitioner is requesting site plan approval

- (1) Petitioner's Response: E-mail dated December 30, 2010 requesting deferral to the February meeting schedule.
- (2) Town Engineer's Comments: None.
- (3) Building Department's Comments: None
- (4) Commission's Discussion: None

Update Items:

- A. BP Properties – update. No new information.
- B. Emerald Towing – update. No new information.
- C. Krystal Oaks Bond – update. Ian Nicolini stated that the Town Attorney is working with the Town Administrator and developer with this item.
- D. Woods of Cedar Creek Bond – update.
- E. Winding Creek Unit 2 – update.
- F. Turnquist – Site Plan update.
- G. Dark Sky Ordinance – information.
- H. Lynnsway Subdivision. Ian Nicolini stated that the Town Attorney is working with the Town Administrator and developer with this item.

Correspondence: None

Public Comment: None.

Adjournment: The Work Session was adjourned at 7:28 p.m.

Press Session: None.

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Attest: _____
Laurie Wyrick, Recording Secretary