

Cedar Lake Plan Commission

Minutes

April 20, 2011

The Cedar Lake Plan Commission held their regular public meeting on April 20, 2011. It was called to order at approximately 7:00 p.m. at the Cedar Lake Town Hall. Those members present were: Diane Cusack, Greg Parker, James Hunley, Stacy Brooks, Robert H. Carnahan, and Tim Kubiak, President. Also, present were Tim Kuiper of Austgen, Kuiper and Associates; Sandra Bucklew P.E. of Christopher B. Burke Engineering LTD; and Laurie Wyrick, Recording Secretary. John Foreman, Vice President, and Ian Nicolini, Town Administrator, were not present at tonight's meeting.

- 1. Minutes:** Stacy Brooks moved to approve the Minutes from the March 16, 2011 Plan Commission Public Meeting. Diane Cusack seconded. After a voice vote, the motion carried unanimously.

New Business:

2. Midwest PGM – Site Plan

Owner: Industrial Drive Properties, 11363 W. 135th Place, Cedar Lake, Indiana
Petitioner: Midwest PGM, 11363 W. 135th Place, Cedar Lake, Indiana
Vicinity: 10501 – 9 & 10501 – 10 W. 133rd Avenue
Request: Site Plan approval

- (1) Town Attorney's Comments: Tim Kuiper stated that any approvals will need to be made contingent upon the Special Exception that is before the Board of Zoning Appeals for May.
- (2) Petitioner's Response: Richard Thiel Sr. was representing Midwest PGM at tonight's meeting.
- (3) Town Engineer's Comments: Sandra Bucklew stated that the updated plan sheets and correspondence have been submitted and that any approvals would need to be contingent upon engineering review items, stormwater pollution prevention plan, waiver of parking lot requirements, and waiver of high-water setback requirements. Sandra Bucklew explained that the drive aisle and the existing parking area would be completed in asphalt; on lot #10 the area that is currently stone would be kept as stone including the area by the scale. In the previous requirements a fifty (50) foot setback from the high-water mark for stormwater storage was required; the property does not meet that requirement. Today's standards are a twenty-five (25) foot setback from the high-water mark, which the property does not meet. The stormwater storage will be graded and swaled to comply with storage requirements; the concern is the setback which was non-conforming at the time of purchase. The existing setbacks from the high-water mark are fifteen (15) feet on the east side and twenty (20) feet on the north side. The proposed business will not increase the non-conformity of the site. Lots 11 & 12 will be addressed separately in the event that plans for improvement(s) on the Lots were presented for review. Sandra Bucklew recommended approval of the site plan contingent upon the two (2) waivers and final compliance with engineering review items including but not limited to the stormwater pollutions protection plan. Robert H. Carnahan requested more information concerning the blanket for the swale erosion control from the engineer. Sandra explained that the diagram outlines several of the applications that meet requirements for the swale. (this is on page 3 of the plans) The straw blanket is interwoven with mesh to keep the blanket in place.
- (4) Building Department's Comments: Not present

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(5) Commission's Discussion: Robert H. Carnahan questioned the outstanding engineering items in the April 6, 2011 letter from CBBEL. Sandra Bucklew responded that the items have been addressed, stormwater calculations need to be verified and the stormwater pollution prevention plan reviewed and approved. A letter from DVG was submitted today and the CBBEL review letter will be completed and submitted to the Town tomorrow (April 21, 2011). Sandra Bucklew stated that the petitioner's engineers have been working to successfully comply with the Town's standards. Greg Parker stated that the Petitioner has been working to comply with the Town's site plan requirements. Tim Kubiak requested clarification of the parking area waiver on the site and the driving patterns concerning the scale. Mr. Thiel explained that the scale drive traffic flow is one-way and described the unloading system. Sandra Bucklew explained that the gate is in place and that the drive aisle is paved to reduce wear to the street. Tim Kubiak requested assurance that the non-paved areas remain gravel to deter the area from becoming muddy. The Petitioner agreed to keep the non-paved areas covered in gravel as shown on the plans.

(6) Commission's Decision:

1st Motion: Greg Parker moved to waive asphalt requirements and waive the requirements for the high-water elevations setbacks as presented. James Hunley seconded. After a roll call vote, the motion carried by a vote of 6 to 0.

Greg Parker moved to approve the Site Plan for Midwest PGM, contingent upon engineering approval and compliance of the stormwater pollution prevention plan. Stacy Brooks seconded. After a roll call vote, the motion carried by a vote of 6 to 0.

Update Items:

- A. T&J Landscaping Site Plan – update.
- B. Krystal Oaks Bond – update.
- C. Lynnsway Subdivision – information.
- D. Turnquist Site Plan – update.
- E. Woods of Cedar Creek Bond – update.

Correspondence: None

Public Comment: None

Adjournment: 7:20 p.m. Tim Kubiak adjourned the meeting.

Press Session: None

James Hunley

Greg Parker

Diane Cusack

John Foreman, Vice President

Robert H. Carnahan

Tim Kubiak, President

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Stacy Brooks

Attest: _____
Laurie Wyrick, Recording Secretary