

Cedar Lake Plan Commission

Work Session - Minutes

May 4, 2011

The Cedar Lake Plan Commission held their Work Session on May 4, 2011. It was called to order at approximately 7:05 p.m. at the Cedar Lake Town Hall. Those Members present were: Diane Cusack, Greg Parker, Stacy Brooks, James Hunley, Robert H. Carnahan, John Foreman, Vice President, and Tim Kubiak, President. Also, present were Mark Kaiser of Christopher B. Burke Engineering LTD; Ian Nicolini, Town Administrator; and Laurie Wyrick, Recording Secretary. Tim Kuiper of Austgen, Kuiper and Associates, was not present for tonight's meeting.

1. Minutes: The minutes of the April 20th Public Meeting were handed out for acceptance at the next Public Meeting.

New Business:

2. Homescapes Garden Center and Landscaping Supply – Site Plan

Owner: Gregory & Dawn Wornhoff, 10708 W. 133rd Lane, Cedar Lake, Indiana
Petitioner: Homescapes Garden Center and Landscaping Supply, 10711 W. 133rd Avenue, Cedar Lake, Indiana
Vicinity: 10711 W. 133rd Avenue
Request: Site Plan approval

- (1) Petitioner's Response: Overview – Gregory and Dawn Wornhoff were present at tonight's meeting. Mr. Wornhoff stated that in March of 2011 plans to open a garden center with landscaping material and some outdoor aquatic plants and fish. Currently on the site is two (2) tents due to materials being delivered prior to the Petitioners' ability to obtain temporary approval from the Town Council to have the business open for Mother's Day weekend. Mr. Wornhoff is planning to attend the Town Council meeting on Thursday, May 5, 2011. Mr. Wornhoff stated plans to construct three greenhouses on the site that would be used for storage and sales prior to the construction of a thirty-six (36) foot by thirty-six (36) foot building that has a twelve (12) foot in depth covered porch around three (3) sides of the building for display and product. The proposed structure will have three (3) feet of 'cultured stone wainscot' for aesthetic purposes. The three (3) greenhouse structures are planned along the west side of the property. Two (2) larger greenhouses and one (1) smaller greenhouse. The business plans to grow and propagate sixty to seventy-five percent (60-75%) of its own product within the next couple of years. The rear of the building will be an eight foot by eight foot (8'x8') garage door. The bulk material bins will be located at the rear of the property for aesthetic reasons. The bulk materials will often be bagged stone and mulch as often the public prefers the items bagged instead of loose. Plans are to begin construction on the primary building mid June. The business is planning to do installations of waterfalls and ponds, fire pits and possibly snow removal. Several four hundred/five hundred (400/500) gallon tanks will be inside the building for the fish, goldfish and koi, that will be for sale. The area adjacent to 133rd Avenue will be landscaped with display items. The business will be conducted year round with seasonal merchandise such as pumpkins in the fall and wreaths and trees for winter. Stormwater/Pond – The stormwater flows as a sheet across the property to a pond located on the parcel to the immediate south of this parcel, this parcel is owned by Mr. & Mrs. Wornhoff. The pond will be part of an aquatic display area for plants and house a geothermal heating system for the greenhouses. The pond may be resized in the future to sustain the aquatic plan life and for the geothermal system. Drive – The drive aisle is planned to have two (2) accesses off 133rd Avenue for the site. Gravel is planned as substrate for the area in the rear of the property by the bins; most of the site will be gravel for up to two (2) years, to become paved with asphalt allowing the gravel to fully compact. The area by the bins would remain gravel due to the landscaping materials that would be on this portion of the property. The thirty (30) foot wide drive aisle would connect to the accessory structure located on the lot to the south; this

accessory structure is not part of the site before the Plan Commission tonight. The ingress/egress easement for this accessory structure is shown on the plan. Ian Nicolini suggested that the access easement to the accessory structure remain on the plans. Greenhouse(s) – Three (3) greenhouses are planned for the site. The only greenhouse to be equipped with a garage style door will be the smaller greenhouse that will be located further from 133rd Avenue than the other two (2) greenhouses; the other two (2) greenhouses will have a service door for entering and exiting. The greenhouse located closest to 133rd Avenue will be reinforced and have a more aesthetically pleasing façade that faces 133rd Avenue. On the plans, Greenhouse #2 (the one in the middle) is the first to be constructed. The greenhouses will face east to west.

- (2) Town Engineer's Comments: Letter dated April 28, 2011 concerning Homescapes Garden Center and Landscaping Supply LLC. Mark Kaiser stated that the impervious surfaces will need to be part of the storm water calculations for the site. Mark Kaiser stated concerns about the six (6) inch outlet and that the overflow may both need to be resized. Mr. Wornhoff responded that the six (6) inch outlet is for the pond then the water flows over ground into the existing swale.
- (3) Building Department's Comments: Ian Nicolini stated that the temporary use of the tents on site is on the Town Council's Agenda for Thursday, May 5, 2011. Before the Plan Commission is a conceptual plan. Ian Nicolini stated that the site's approvals will need to be the same as similar businesses that have been before the Town recently.
- (4) Commission's Discussion: Robert H. Carnahan stated that residents in the Town are voicing concerns about the business and the procedures that have not been followed. John Foreman stated concerns that business licensing in the Town needs to be revisited by the Chamber of Commerce. Robert H. Carnahan stated concerns about drainage on the site and requested the drainage calculations be completed for the site. John Foreman questioned the zoning of the parcels shown. Mr. Wornhoff explained that the business would be on the 10711 W. 133rd Avenue parcel, the parcel to the south is the parcel that contains the pond which is not included as a direct part of the plans for the retail business. Tim Kubiak stated concerns about allowing two (2) access points of 133rd Avenue as other businesses have been limited to one (1) access point. Mr. Wornhoff responded that the two (2) access points are important as many of the deliveries for the site will be larger trucks that the drive in to unload with the bins and that drive will need to be either east to west or west to east. James Hunley stated that the drive should be one-way to minimize confusion of patrons. Tim Kubiak stated concerns about the stormwater storage shown offsite. Mark Kaiser responded that the owner of the pond property needs to consent to the use. John Foreman stated concerns of the pond parcel falling under different ownership in the future. Tim Kubiak stated that the concept for the site is a positive start and that the grassy area to the east will need to be removed from the site as this property is not owned by the owner(s) of the business. Tim Kubiak suggested that a one-way drive plan for the site.

Other Business:

- A. T&J Landscaping – Site Plan update. Mark Kaiser stated that Brad Hensley, Engineer for T&J Landscaping, is working out the final details for the location of the basin.
- B. Krystal Oaks Bond – update.

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- C. Woods of Cedar Creek Bond – update. The Performance bond was received on May 4, 2011 with an expiration date of December 22, 2011.
- D. Turnquist – Site Plan update. John Foreman and Greg Parker to schedule a site visit.

Written Communications: None

Public Comment:

- A. Robert H. Carnahan discussed the Indiana Public Access Laws Registration for essentials and updates on May 18, 2011 from 9-11a.m. in Merrillville, Indiana.

Adjournment: The Work Session was adjourned at 8:25 p.m.

Press Session: None

Attest: _____
Laurie Wyrick, Recording Secretary