

# **Cedar Lake Plan Commission**

## **Work Session**

### **January 31, 2012**

The Cedar Lake Plan Commission held their regular Work Session on January 31, 2012. It was called to order at approximately 7:12 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Dennis Wilkening, Greg Parker, Robert H. Carnahan, John Foreman, Vice President, and Tim Kubiak, President. Don Oliphant of Christopher B. Burke Engineering, Ltd, Ian Nicolini, Town Administrator, Attorney Tim Kuiper of Austgen, Kuiper & Associates, and Jenn Montgomery, Recording Secretary, were also present. Member Stacy Brooks was not present at tonight's meeting.

1. **Minutes:** Minutes from the January 4, 2012 Special Public Meeting, January 18, 2012 Public Meeting and tonight's Special Public Meeting will be voted on at the next Public Meeting on February 15, 2012.

#### **New Business:**

##### **1. Midwest PGM – Final Plat Approval**

Owner: Industrial Drive Properties, LLC, 11363 W 135<sup>th</sup> Place, Cedar Lake, Indiana  
Petitioner: Richard Thiel & Jorge Rangel, 11363 W 135<sup>th</sup> Place, Cedar Lake, Indiana  
Vicinity: 10501-9 W 133<sup>rd</sup> Avenue  
Request: Final Plat Approval

- (1) Petitioner's Comments: Project Engineer Jeff Ban of DVG was present representing Midwest PGM to seek final plat approval. Four (4) lots will be replatted to one (1) lot. The address has been included, drainage easements are platted, and language is on the plat including easement vacations. All items have been addressed thus far.
- (2) Town Engineer's Comments: Don Oliphant stated that the signed Operations & Maintenance (O&M) Manual was submitted at closing today. No other comments.
- (3) Building Department's Comments: None.
- (4) Commission's Discussion: Tim Kubiak asked if it was looked into if the lot should be changed to Lot 1. Jeff Ban explained that he has spoken with County officials and they requested that it be named Lot 1.

##### **2. Prater – Preliminary Plat Approval**

Owner/Petitioner: Edgar & Penelope Prater, 9710 W 125<sup>th</sup> Avenue, Cedar Lake, Indiana  
Vicinity: 9710 W 125<sup>th</sup> Avenue  
Request: Preliminary Plat Approval

- (1) Petitioner's Comments: Ed Prater was present at tonight's meeting to request preliminary plat approval. Mr. Prater stated he wants to split up his property, which is approximately five (5) acres, and deed a portion of the property to his son, who will then build a house. Mr. Prater stated that the surveyor is scheduled to come to the property this week and will provide the Commission with a formal plat when it is available. Most of the lot to the west of Mr. Prater's house is lowland and is therefore unbuildable, so the proposal is to subdivide to the east of the existing home. Mr. Prater explained that the driveway will be located off Parrish Avenue, where he owns a twenty foot (20') lot that connects to the larger parcel. Mr. Prater had to keep this twenty foot (20') lot in order to prevent becoming landlocked. Mr. Prater explained the history of the lot and the surrounding area.
- (2) Town Engineer's Comments: None.
- (3) Building Department's Comments: Ian Nicolini suggested that given the minor nature of the subdivision, that the technical requirements be waived. Mr. Nicolini also stated that any approval given be contingent upon approval from the Board of Zoning Appeals, as the lot will not meet subdivision requirements.
- (4) Commission's Discussion: Discussion occurred regarding which direction the house will face and where the driveway will be. The Commission explained to Mr. Prater that he will need to obtain a variance because he will only have twenty feet (20') of road frontage, and the subdivision ordinance requires a minimum of eighty feet (80').

#### **Update Items**

- A. Ordinance Items – Fence Regulations. No new information.
- B. T&J Landscaping – Site Plan Status. No new information.
- C. Turnquist – Site Plan Update. The site plan was extended for ninety (90) days at the last public meeting.

**Correspondence:** None.

**Public Comment:** Bob Carnahan stated that the Chamber of Commerce met with the United States Postal Service Postmaster, and that the main Cedar Lake Post Office is in danger of closing due to lack of business. If this happens, two (2) routes would go to St. John, two (2) routes would go to Lowell, and four (4) routes would go to Crown Point. The Post Office on the east side of the lake would remain open, as it is a contracted office. Mr. Carnahan encouraged residents to increase their business so the Town will not lose its Post Office.

**Adjournment:** The meeting was adjourned at approximately 7:30 p.m.

**Press Session:** None.

Attest: \_\_\_\_\_  
Jenn Montgomery, Recording Secretary

**Cedar Lake Plan Commission  
Special Public Meeting  
January 31, 2012**

The Cedar Lake Plan Commission held their Special Public Meeting on January 31, 2012. It was called to order at approximately 7:02 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Dennis Wilkening, Greg Parker, Robert H. Carnahan and Tim Kubiak, President. Don Oliphant of Christopher B. Burke Engineering, Ltd, Ian Nicolini, Town Administrator, Attorney Tim Kuiper of Austgen, Kuiper & Associates, and Jenn Montgomery, Recording Secretary, were also present. John Foreman, Vice President, arrived at approximately 7:06 p.m. Member Stacy Brooks was not present at tonight's meeting.

**New Business:**

**1. Lighthouse – Site Plan Approval**

Owner/Petitioner: DJ Cedar Lake, 1000 E 80<sup>th</sup> Place, Ste 700N, Merrillville, Indiana

Vicinity: 7501 Constitution Avenue

Request: Site Plan Approval

- (1) Petitioner's Comments: Les Dewes was present at tonight's meeting requesting site plan approval for a proposed outdoor kitchen area by the patio on the north side of the building. The kitchen will be twelve feet by twenty-four feet (12'x24') in size and will be approximately one foot (1') off the north property line and approximately fifteen feet (15') off the east property line.
- (2) Town Engineer's Comments: None.
- (3) Building Department's Comments: Town Administrator Ian Nicolini stated that at the previous meeting, discussion occurred regarding the gate at the south end of the property. Keys have been given to various department heads and the police department in order to open the gate in emergency situations. It was noted that a sign has also been ordered and will be installed stating that the police department should be contacted if the gate needs to be opened. Discussion also occurred regarding bollards being installed near Constitution Avenue as a barrier to traffic. Les Dewes stated that lighted bollards will be incorporated into the landscaping plan and will follow the pathway.
- (4) Commission's Discussion: None.
- (5) Commission's Decision: John Foreman moved to approve the site plan as presented, contingent upon bollards being incorporated as part of the landscaping. Dennis Wilkening seconded. After a roll call vote, the motion carried 6-0.

**Adjournment:** The meeting was adjourned approximately 7:12 p.m.

---

Dennis Wilkening

---

Greg Parker

---

Diane Cusack

---

John Foreman, Vice President

---

Stacy Brooks

---

Tim Kubiak, President

---

Robert H. Carnahan

Attest: \_\_\_\_\_  
Jenn Montgomery, Recording Secretary