

**Cedar Lake Plan Commission
Special Public Meeting
March 7, 2012**

The Cedar Lake Plan Commission held their Special Public Meeting on March 7, 2012. It was called to order at approximately 7:05 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Dennis Wilkening, Stacy Brooks, 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, and Jenn Montgomery, Recording Secretary, were also present. Attorney Tim Kuiper of Austgen, Kuiper & Associates was not present at tonight's meeting.

1. Prater – Preliminary Plat Approval

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

Continued from February 15, 2012 Public Meeting.

- (1) Petitioner's Comments: Dan Prater was present at tonight's meeting on behalf of Ed Prater. Mr. Prater provided the Commission with a site plan of the house and a topographic survey of the property.
- (2) Town Engineer's Comments: Don Oliphant stated he received the plan yesterday, so the review hasn't yet been completed. Some initial comments included missing monuments and some lengths on the plat are incorrect. Once the review is completed, a letter will issued.
- (3) Remonstrators: Terri Costello 9714 W 125th Place was present at tonight's meeting with questions about where the entrance to the proposed home will be. The entrance will be off Parrish Avenue. Concerns were stated about drainage at 125th and Parrish Avenues.
- (4) Building Department's Comments: None.
- (5) Commission's Discussion: Discussion occurred regarding the location of the home and driveway. The house will be approximately ninety (90) feet from the north property line. The driveway will be put in the twenty (20) foot easement that goes to Parrish Avenue. Discussion occurred regarding what the setbacks need to be for the lot. Mr. Prater will be going for a variance on March 15, 2012 for the issue of road frontage.
- (6) Commission's Decision: Bob Carnahan moved to defer the item to the next Public Meeting. John Foreman seconded. After a voice vote, the motion carried 7-0.

Commission Discussion: John Foreman stated to the Plan Commission that it has been approximately five (5) years since the Master Plan has been completed. Mr. Foreman stated that he would like the Plan Commission to look at revisions and update the Master Plan. Stacy Brooks asked if the public will be involved. John Foreman stated that the public will be able to put in their input, but that the main goal is to just review the Plan and make changes as needed. Motion made by John Foreman and seconded by Greg Parker. After a voice vote, the motion carried 7-0.

Public Comment:

Adjournment: The meeting was adjourned approximately 7:18 p.m.

Press Session: None.

Dennis Wilkening

Greg Parker

Diane Cusack

John Foreman, Vice President

Stacy Brooks

Tim Kubiak, President

Robert H. Carnahan

Attest: _____
Jenn Montgomery, Recording Secretary

**Cedar Lake Plan Commission
Work Session
March 7, 2012**

The Cedar Lake Plan Commission held their regular Work Session on March 7, 2012. It was called to order at approximately 7:18 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Dennis Wilkening, Stacy Brooks, 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, and Jenn Montgomery, Recording Secretary, were also present. Attorney Tim Kuiper of Austgen, Kuiper & Associates was not present at tonight's meeting.

1. Cedar Lake Ministries – PUD Amendments

Owner/Petitioner: Cedar Lake Ministries, PO Box 665, Cedar Lake, Indiana
Vicinity: 13701 Lauerman
Request: PUD Amendments – road change and subdivision of Lot 75

- (1) Petitioner's Comments: Sanusi Mutuwa was present at tonight's meeting to explain the amendments that are being proposed. It was proposed that Lot 75 will be subdivided into two (2) lots so that the owner of the lot may build another home for his family. Currently, there is one home already built on Lot 75. Once subdivided, another home would be constructed on the new lot. Rick Thompson, the owner of Lot 75, was also present at tonight's meeting and explained that he has just moved to Cedar Lake and his son would like to move closer, which is who the new lot would be for. There will also be a slight change to straighten the road near the south entrance of the conference grounds.
- (2) Town Engineer's Comments: None.
- (3) Building Department's Comments: None.
- (4) Commission's Discussion: Tim Kubiak asked why the road is being changed. The current curve in the road tends to have an impact on parking and the road at that curve tends to deteriorate. Tim Kubiak explained that the Plan Commission must decide whether or not these changes are significant and whether or not they would require a public hearing. Discussion occurred regarding drainage concerns near Lot 75. There is also no improved road leading to the Lot. Discussion occurred regarding the road change and that the change seems to be minor. John Foreman stated it would be advantageous for PUD to be replatted. Discussion occurred regarding what would be involved in having the subdivision on a public hearing, including advertising.

2. Centennial – Phase 4 Final Plat

Owner/Petitioner: Olthof Homes, 8051 Wicker Avenue, Suite A, St. John, Indiana
Vicinity: Centennial Subdivision
Request: Phase 4 Final Plat Approval

- (1) Petitioner's Comments: Joe Lenehan was present at tonight's meeting on behalf of Olthof Homes. Mr. Lenehan explained that Phase 4 will consist of thirteen (13) single-family lots. All of the development in Phase 4 is complete except the installation of street signs and street lights. Estimate of the costs are approximately \$254,921.40, which was estimated by Christopher B Burke Engineering. Mr. Lenehan discussed the possibility of going straight to a maintenance bond for Phase 4, as most of the development is completed. By doing this, a maintenance bond would be put in place for Phases 1-4. Phases 1-3 have all been completed.
- (2) Town Engineer's Comments: Don Oliphant asked if one maintenance bond will be issued for Phases 1-4 or if there will be one for Phases 1-3 and one bond for Phase 4. Don stated there are still some outstanding items that need to be inspected by Public Works. It was recommended that a maintenance bond be issued for a five- (5) year term, rather than the normal three- (3) year term.
- (3) Building Department's Comments: None.
- (4) Commission's Discussion: Discussion occurred regarding combining the maintenance bond. The Commission seemed to agree that it would be fine if a maintenance bond was combined for all Phases of the development.

3. Centennial – Maintenance Bond

Owner/Petitioner: Olthof Homes, 8051 Wicker Avenue, Suite A, St. John, Indiana
Vicinity: Centennial Subdivision
Request: Maintenance Bond

- (1) Petitioner's Comments: See Item #2.
- (2) Town Engineer's Comments: See Item #2.
- (3) Building Department's Comments: See Item #2.
- (4) Commission's Discussion: See Item #2.

4. Innovative Homes NW, Inc. – Public Way Vacation and Subdivision

Owner/Petitioner: Innovative Homes NW, Inc, 12805 Fawn Court, Cedar Lake, Indiana
Vicinity: Vicinity of 147th Place and Windsor
Request: Public Way Vacation and Preliminary Plat of a Four (4) Lot Subdivision

- (1) Petitioner's Comments: Larry Ponziano of Innovative Homes was present at tonight's meeting to review with the Plan Commission his plans of a four (4) lot subdivision and public way vacation. There is approximately fifteen (15) acres total in the area. The road vacation is because the road in question would only service a private home in the subdivision. Mr. Ponziano stated he would install individual pressure sewer systems on each lot.
- (2) Town Engineer's Comments:
- (3) Building Department's Comments: None.
- (4) Commission's Discussion:

Update Items

- A. Ordinance Items – Fence Regulations
- B. T&J Landscaping – Site Plan Status
- C. Turnquist – Site Plan Update

Correspondence:

Public Comment:

Adjournment: The Work Session ended at approximately 8:50 p.m.

Press Session:

Attest: _____
Jenn Montgomery, Recording Secretary