

# **Cedar Lake Plan Commission**

## **Public Meeting**

### **May 16, 2012**

The Cedar Lake Plan Commission held their regular Public Meeting on May 16, 2012. It was called to order at approximately 7:04 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, Attorney David Austgen of Austgen, Kuiper & Associates, Ian Nicolini, Town Administrator, and Jenn Montgomery, Recording Secretary, were also present.

1. **Minutes:** Greg Parker moved to approve the minutes from the April 18, 2012 Public Meeting. Dennis Wilkening seconded. After a voice vote, the motion carried unanimously. Stacy Brooks moved to approve the minutes of the May 2, 2012 Special Public Meeting. Greg Parker seconded. After a voice vote, the motion carried unanimously.

#### **New Business**

##### **1. Strack & Van Til – Final Plat Approval**

Owner/Petitioner: SVT, LLC, 2244 45<sup>th</sup> Street, Highland, Indiana  
Vicinity: 9704 Lincoln Plaza, Cedar Lake, Indiana  
Request: Final Plat Approval

- (1) Petitioner's Comments: Attorney Glenn Patterson was present on behalf of Strack & Van Til. Attorney Patterson stated the bank has authorized the letters of credit to be delivered once the Plan Commission approves it. Ian Nicolini stated that the review will be complete tomorrow.
- (2) Town Engineer's Comments: All comments have been addressed.
- (3) Building Department's Comments: A meeting will be held to discuss the economic development agreement, which will include the Redevelopment Commission, Plan Commission and Town Council. Ian Nicolini stated that Attorney David Austgen is currently reviewing the Letter of Credit, so any approval should be contingent on that.
- (4) Commission's Discussion: Bob Carnahan confirmed that the final plat is similar to the preliminary plat that was already approved. Mr. Carnahan inquired when construction will begin on the new store. Glenn Patterson stated that a permit may be obtained once the TIF bonds have been closed on. Discussion occurred regarding the length of time it takes to close on the bonds. Typically, the process takes approximately 9-11 weeks.
- (5) Commission's Decision: John Foreman moved to approve the Final Plat, contingent upon approval of the letters of credit. Greg Parker seconded. After a roll call vote, the motion carried 7-0.

##### **2. Plant – Preliminary Plat Renewal**

Owner/Petitioner: Dana & Angela Plant, 10516 W 129<sup>th</sup> Avenue, Cedar Lake, Indiana  
Vicinity: 10516 W 129<sup>th</sup> Avenue  
Request: Preliminary Plat Approval (expires May 16, 2012)

- (1) Petitioner's Comments: Dana Plant stated he intends to begin work on this item within the next year.
- (2) Town Engineer's Comments: None.
- (3) Building Department's Comments: None.
- (4) Commission's Discussion: None.
- (5) Commission's Decision: Greg Parker moved to extend the preliminary plat for twelve (12) months. Bob Carnahan seconded. After a voice vote, the motion carried 7-0.

##### **3. Innovative Homes, NW Inc – Preliminary Plat Approval**

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

- (1) Town Attorney's Comments: This item was properly continued at the last public meeting.
- (2) Petitioner's Comments: Larry Ponziano stated there are still some outstanding comments that have yet to be addressed.

- (3) Town Engineer's Comments: Don Oliphant stated that Mr. Ponziano has hired an engineer to take care of some stormwater issues, some of which have been addressed. Mr. Oliphant stated that many comments are federally required and need to be addressed before moving forward. Discussion occurred regarding IDEM regulations and what needs to be done. Discussion occurred regarding force main design and who would actually design the pumps, whether it be the owner or an engineer, etc, as the company that produces them only provides parts, not the design.
- (4) Remonstrators: None.
- (5) Building Department's Comments: None.
- (6) Commission's Discussion: Discussion occurred regarding the vacation of the surrounding streets. Don Oliphant stated that it was his understanding that 146<sup>th</sup> Place would no longer be vacated and that subdivision requirements would be waived. As of now, the plan is that Windsor Place will be vacated. Tim Kubiak stated that a portion of 146<sup>th</sup> Place is proposed to be vacated, and that portion will be maintained as a private drive.
- (7) Commission's Decision: Bob Carnahan moved to defer this item to the next public meeting. Dennis Wilkening seconded. After a voice vote, the motion carried 7-0.

#### **4. Boersma – Site Plan Approval**

Owner/Petitioner: John & Darlene Boersma, 2941 E Brunswick Road, Beecher, IL 60401  
 Vicinity: 12828 Wicker Avenue, Cedar Lake, Indiana  
 Request: Site Plan Approval

- (1) Petitioner's Comments: Not Present. John Boersma had indicated to Town Administrator Ian Nicolini that he would like this item continued to next month's public meeting.
- (2) Town Engineer's Comments: None.
- (3) Building Department's Comments: None.
- (4) Commission's Discussion: None.
- (5) Commission's Decision: Greg Parker moved to defer this item to the next public meeting. Dennis Wilkening seconded. After a voice vote, the motion carried 7-0.

#### **Other Business**

##### **1. Union Station – Zone Change Remand from Town Council**

Owner: Philip C Rietvelt Trust  
 Petitioner: Town of Cedar Lake  
 Vicinity: 141<sup>st</sup> Avenue and Parrish Avenue  
 Request: by Town to return zoning to A-1

*Continued from December 21, 2011 Public Meeting  
 Continued from January 18, 2012 Public Meeting  
 Continued from February 15, 2012 Public Meeting  
 Continued from March 21, 2012 Public Meeting  
 Continued from April 18, 2012 Public Meeting*

- (1) Owner's Comments: Not Present.
- (2) Commission's Discussion: None.
- (3) Commission's Decision: Greg Parker moved to defer this item to the next Public Meeting. Dennis Wilkening seconded. After a voice vote, the motion carried 7-0.

#### **Update Items**

- A. Master Plan – Revisions. No new information.
- B. Ordinance Items – Fence Regulations. No new information.
- C. T&J Landscaping – Site Plan Status. No new information.
- D. Turnquist – Site Plan Update. No new information.

**Correspondence**: None.

**Public Comment**: None.

**Adjournment**: The public meeting was adjourned at approximately 7:31 p.m.

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Dennis Wilkening

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Greg Parker

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Diane Cusack

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John Foreman, Vice President

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Stacy Brooks

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Tim Kubiak, President

\_\_\_\_\_  
Robert H. Carnahan

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