

# **Cedar Lake Plan Commission**

## **Work Session**

### **September 5, 2012**

The Cedar Lake Plan Commission held their regular Work Session on September 5, 2012. It was called to order at approximately 7:02 p.m. at the Cedar Lake Town Hall. Those members present were Greg Parker, Robert H. Carnahan and Tim Kubiak, President. Don Oliphant of Christopher B. Burke Engineering, Ltd, Jack Slager, Building Commissioner, Ian Nicolini, Town Manager, and Jenn Montgomery, Recording Secretary, were also present. Members Diane Cusack, Dennis Wilkening, Stacy Brooks, Vice President John Foreman and Attorney Tim Kuiper of Austgen, Kuiper & Associates were not present at tonight's meeting.

1. **Minutes:** Minutes from the August 15, 2012 Public Meeting will be voted on at the next Public Meeting.

#### **New Business**

##### **1. The Franciscan Alliance – Preliminary Plat Approval**

Owner: RM Teibel & Associates, Inc, PO Box 1313, Lafayette, Indiana  
Petitioner: The Franciscan Alliance, 1201 S Main Street, Crown Point, Indiana  
Vicinity: 6801 W 133<sup>rd</sup> Avenue  
Request: Preliminary Plat Approval of a 2-Lot Subdivision

- (1) Petitioner's Comments: Debra Nelson, Vice President of the Franciscan Alliance, to request approval for a two (2) lot subdivision of the lot currently owned by RM Teibel & Associates.
- (2) Town Engineer's Comments: Town Manager Ian Nicolini stated a letter was received from Nies Engineering recommending that the technical requirements of the subdivision be applied at the building permit or site plan approval stages. This is essentially considered to be a minor plat, so preliminary plat and final plat approval could be incorporated. This would only require the petitioner to make one (1) submission. There will still be a thirty (30) day waiting period after approval at the public meeting before the plat can be signed.
- (3) Building Department's Comments: No comments.
- (4) Commission's Discussion: Bob Carnahan stated he was under the impression that St. Anthony was going to be constructed at the easternmost lot, but that there will still be one (1) to the east if this subdivision is approved. Tim Kubiak asked if The Franciscan Alliance will be purchasing the property. Ms. Nelson stated that they will be leasing the lot that the building is on and will then purchase the vacant lot of the two (2) lot subdivision. Discussion occurred regarding how the lot will be subdivided. Ian Nicolini stated that this lot is larger than the rest of the lots in the subdivision, almost two (2) acres, so they will essentially be splitting the lot in two (2) one-acre lots. The subdivision was not split during the original subdivision due to financing reasons. Greg Parker stated no issues with the proposed plat. Ian Nicolini stated that the technical requirements will still need to be met at the time construction, but at this time, this is a subdivision of real estate, so there is not a site plan to review.

#### **Old Business**

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

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

- (1) Petitioner's Comments: Not present.
- (2) Town Engineer's Comments: Don Oliphant stated that he spoke with Mr. Boersma, who indicated that his engineer should be sending out plans very soon. If received, an engineering review may be completed in time for the next public meeting.
- (3) Building Department's Comments: None.
- (4) Commission's Discussion: None.

### **Update Items**

- A. **Ordinance Items – Fence Regulations.** Ian Nicolini provided the Commission with a revised draft ordinance and stated that this revised copy should incorporate everything the Commission discussed at the last meeting. A public hearing is scheduled for two (2) weeks from now, where the Commission will consider the Ordinance and make a recommendation to the Town Council. Ian reviewed the changes to the Ordinance, including height regulations being four (4) feet in the front yard and six (6) feet in the side or rear yards, height shall include berms, a vision triangle must be maintained, barbed wire and other hazardous materials shall be prohibited, and no chain link or other wire-type material fence will be allowed in any yard adjacent to a street. The Zoning Administrator will have the authority to designate a front yard on a corner or through-lot. In subdivisions that are served by sidewalks, fences will not be allowed over four (4) feet tall unless the fence is constructed of material that has a visibility of at least fifty percent (50%). Dimensions of corner lots in future subdivisions have been increased by this Ordinance. Lots have been increased to a depth of one hundred (100) feet for districts zoned R-2 and one hundred ten (110) feet for districts zoned R-1. Greg Parker stated that if there were uniformity requirements for the way utility placement, many of these issues would not exist and residents would have much more usable lot space. Discussion occurred that this could be a requirement when building permits are submitted. Greg Parker suggested looking into surrounding towns and seeing what kind of requirements they have regarding utility placement.
- B. T&J Landscaping – Site Plan Status. No Update.
- C. Turnquist – Site Plan Update. No update.

**Public Comment:** None.

**Adjournment:** The meeting was adjourned approximately 7:28 p.m.

**Press Session:** None.

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