

# **Cedar Lake Plan Commission**

## **Public Meeting**

### **September 19, 2012**

The Cedar Lake Plan Commission held their regular Public Meeting on September 19, 2012. It was called to order at approximately 7:00 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Dennis Wilkening, Stacy Brooks, Greg Parker and Tim Kubiak, President. Don Oliphant of Christopher B. Burke Engineering, Ltd, Attorney Tim Kuiper of Austgen, Kuiper & Associates, Jack Slager, Building Commissioner, Ian Nicolini, Town Manager, and Jenn Montgomery, Recording Secretary, were also present. Member Bob Carnahan was not present at tonight's meeting. Vice President John Foreman arrived at approximately 7:04.

#### **Minutes**

1. Motion by Stacy Brooks and seconded by Greg Parker to approve the minutes of the August 15, 2012 public meeting. After a voice vote, the motion carried 5-0.

#### **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) Attorney's Comments: Attorney Tim Kuiper stated the notices and publications are in order for tonight's meeting.
- (2) Petitioner's Comments: Debra Nelson, Vice President of The Franciscan Alliance, was present on behalf of the Petitioner to request preliminary and final plat approval of a two (2) lot subdivision.
- (3) Town Engineer's Comments: Neil Simstad of Nies Engineering submitted a letter stating this submittal is in compliance for preliminary plat approval.
- (4) Remonstrators: **Lamont Titus** of 13303 Sherman Street; Against. Mr. Titus asked what specifically is being split. A copy of the plat was provided. Mr. Titus asked if the road will be put in behind the development. Attorney Tim Kuiper stated that there are no plans for a road to be put in. Attorney Kuiper stated that, at this time, nothing is being proposed to be constructed on the second lot. At this time, the lot meets the requirements to allow the subdivision. Jack Slager stated that at such time that the site is to be developed, a copy of the plans will be available to review in the building department. Mr. Titus stated he was under the impression that the eastern portion of the lot was to remain undeveloped and would prefer that nothing else be built. **Cari Kalil** of 13304 Sherman Street; Against. Ms. Kalil asked if something is going to be built on the second lot. Attorney Kuiper stated that nothing is being proposed at this time, but that the Petitioner is requesting to subdivide the lot into two (2) lots. The east lot will remain vacant until such time that the owner applies to develop the lot.
- (5) Building Department's Comments: There will be a cross-access easement that will serve as one (1) entrance for both lots.
- (6) Commission's Discussion: Discussion occurred regarding access. It was stated that access will only be available from 133<sup>rd</sup> Avenue. No access will be located from the south side of the development.
- (7) Commission's Decision: Motion by Greg Parker and seconded by Dennis Wilkening to approve the preliminary plat. After a roll call vote, the motion carried 6-0. Motion by John Foreman and seconded by Diane Cusack to suspend the rules and grant final plat approval. After a roll call vote, the motion carried 6-0.

#### **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: John Boersma stated that his engineer has submitted plans and a review has been done. They are currently working with the Town Engineer to address changes to the plans.
- (2) Town Engineer's Comments: Don Oliphant stated he received a full plan set last Thursday. The biggest issue so far is the proximity of the detention basins to US 41. INDOT has a clear zone requirement for larger streets, so it was recommended that the Petitioner go to INDOT for guidance. The ponds may need to be moved farther west,

away from the right-of-way or a guard rail may suffice. There are some smaller issues, such as designating a handicapped parking space. Other than those smaller issues, the site plan itself should be fine. There are some engineering issues that need to be worked through, which should be taken care of over the next month.

- (3) Building Department's Comments: No issues.
- (4) Commission's Discussion: John Foreman asked if the detention ponds have to be in the front of the lot. John Boersma stated that because of the lay of the land, as well as existing drainage issues in the surrounding area, the pond would be best placed in the front of the property. Tim Kubiak asked how far off the right-of-way the ponds need to be. Don Oliphant stated that there aren't specific calculations, so it would be preferable to have the engineer go to INDOT to get the proper requirements. Tim Kubiak asked where the sign will be placed and to make sure it is shown on the site plan.
- (5) Commission's Decision: Motion by Greg Parker and seconded by Diane Cusack to defer this item to the next meeting. After a voice vote, the motion carried 6-0.

**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 August 15, 2012 Public Meeting*

- (1) Owner's Comments: Not present.
- (2) Commission's Discussion: None.
- (3) Commission's Decision: Motion by Greg Parker and seconded by Stacy Brooks to continue this item to the next public meeting. After a roll call vote, the motion carried 6-0.

**Update Items**

- A. Ordinance Items – Fence Regulations. This item will be before the Plan Commission for a Public Hearing on October 3, 2012 at 7:00 p.m.
- 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 7:26 p.m.

**Press Session:** None.

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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

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Robert H. Carnahan

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