

Cedar Lake Plan Commission

Public Meeting

November 14, 2012

The Cedar Lake Plan Commission held their regular Public Meeting on November 14, 2012. It was called to order at approximately 7:06 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Dennis Wilkening, Greg Parker, Robert Carnahan, and Tim Kubiak, President. Mark Kaiser of Christopher B. Burke Engineering, Ltd, Ian Nicolini, Town Manager, and Jenn Montgomery, Recording Secretary, were also present. Member Stacy Brooks and Vice President John Foreman were not present at tonight's meeting.

Minutes

1. Minutes of the September 19, 2012 public meeting, October 3, 2012 special public meeting and tonight's public meeting will be voted on at the next public meeting.

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: No New information.
- (3) Commission's Decision: Motion by Greg Parker and seconded by Dennis Wilkening to defer this item to the next meeting. After a voice vote, the motion carried 5-0.

New Business

1. Road Acceptance – Monastery Woods North Krystal Oaks Lynnsway Subdivision Centennial Phases 1-4

- (1) Town Engineer's Comments: None.
- (2) Town Manager's Comments: Ian Nicolini stated that the Town's road inventory is updated every couple years and provided to INDOT. The amount in which the Town receives gasoline taxes, which fund the Motor Vehicle and Local Roads and Streets Funds, are determined in part by the amount of certified road miles in the Town. These subdivisions, except for Centennial, were approved under abnormal road acceptance terms, as the bonds were pulled by the Town in order to complete the necessary improvements. These cannot be included in the certification without proper acceptance. Tonight's action would just be to approve the roads within the subdivisions and to direct staff and the consulting engineers to include these roads in the certified road mileage for the Town.
- (3) Commission's Discussion: Bob Carnahan asked how many miles are being added. Mark Kaiser stated that approximately 6.3 miles will be added, for a total of approximately 66.2 miles in the Town of Cedar Lake. Greg Parker asked if roads that were platted, but not improved, in Lynnsway, will be held to a performance/maintenance bond once development begins again in the unfinished portions of the subdivision. Ian Nicolini stated that bonds will need to be obtained. The same is true for the undeveloped portion of Monastery Woods North.
- (4) Commission's Decision – Monastery Woods North: Motion by Bob Carnahan and seconded by Diane Cusack to accept the roads in Monastery Woods North and add them to the certified road mileage for the Town. After a roll call vote, the motion carried 5-0.
- (5) Commission's Decision – Krystal Oaks: Motion by Bob Carnahan and seconded by Diane Cusack to accept the roads in Krystal Oaks and add them to the certified road mileage for the Town. After a roll call vote, the motion carried 5-0.
- (6) Commission's Decision – Lynnsway Subdivision: Motion by Bob Carnahan and seconded by Diane Cusack to accept the roads in Lynnsway Subdivision and add them to the certified road mileage for the Town. After a roll call vote, the motion carried 5-0.
- (7) Commission's Decision – Centennial Phases 1-4: Motion by Bob Carnahan and seconded by Diane Cusack to accept the roads in Centennial Phases 1-4 and add them to the certified road mileage for the Town. After a roll call vote, the motion carried 5-0.

Other Business

1. Union Station – Zone Change Remand from Town Council

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

Continued from September 19, 2012 Public Meeting

- (1) Owner's Comments: Not present.
- (2) Commission's Discussion: Discussion occurred regarding whether or not this item should remain on the agenda. Ian Nicolini stated that this is something that should be discussed with the attorney, who was not present at tonight's meeting.
- (3) Commission's Decision: Motion by Greg Parker and seconded by Bob Carnahan to continue this item to the next public meeting. After a roll call vote, the motion carried 5-0.

Update Items

- A. T&J Landscaping – Site Plan Status. No Update.
- B. Turnquist – Site Plan Update. No update.

Public Comment: None.

Adjournment: The meeting was adjourned approximately 7:16 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