

**Cedar Lake Plan Commission
Special Public Meeting & Work Session
December 5, 2012**

The Cedar Lake Plan Commission held their regular Public Meeting on November 14, 2012. It was called to order at approximately 7:03 p.m. at the Cedar Lake Town Hall. Those members present were Diane Cusack, Stacy Brooks, 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 Dennis Wilkening and Vice President John Foreman were not present at tonight's meeting.

Special Public Meeting Items

1. Alta Mira – Preliminary Plat Extension

Owner/Petitioner: TRAM Development Group, PO Box 10144, Merrillville, Indiana
Vicinity: Alta Mira Subdivision east of Robin's Nest on W 133rd Avenue
Request: Preliminary Plat Extension (expires December 18, 2012)

Approval granted March 18, 2009

Twelve (12) month extensions granted 2010 & 2011

Six (6) month extension granted February 15, 2012

Three (3) month extension granted August 15, 2012, with contingency that no more extensions be granted

- (1) Petitioner's Comments: A letter was received from Attorney Jim Wieser requesting a one (1) year plat extension. Attorney Wieser stated that his client is willing to comply with the new Subdivision Control Ordinance regarding rear-yard drainage.
- (2) Town Engineer's Comments: Don Oliphant stated that there is no more than three hundred (300) feet between rear inlets. This is something that can be imposed before final plat is granted.
- (3) Building Department's Comments: Jack Slager stated he reviewed the engineering plans from 2006-2009 and stated concerns of the lack of rear-yard drainage. Mr. Slager asked if more changes have been made to the Ordinance in the last five (5) years. Don Oliphant stated he does not think any major changes have been made since then. Jack Slager informed the Commission that he spoke with some men who were clearing in the area of the proposed subdivision. Mr. Slager noted that the gentleman he spoke with stated that he was doing the work for the new property owner and that the land will be used for farming.
- (4) Commission's Discussion: Discussion occurred regarding this new information. It was agreed that it would be preferable to extend the plat long enough to allow the developer or their attorney to attend a meeting and discuss what the status of the property is at this time.
- (5) Commission's Decision: Motion by Stacy Brooks and seconded by Greg Parker to extend the preliminary plat for one (1) month, to expire on January 18, 2013. After a voice vote, the motion carried 5-0.

2. Woods of Cedar Creek – Performance Bond Renewal

Owner/Petitioner: Miken's Homes, 10807 Maloian Drive, St. John, Indiana
Vicinity: Woods of Cedar Creek Subdivision
Request: Performance Bond Renewal (expires December 22, 2012)

- (1) Petitioner's Comments: Not Present.
- (2) Town Engineer's Comments: Don Oliphant stated it would be wise to have the option to draw on the bond unless a renewal is received, to allow the engineers enough time to determine what improvements need to be done and to allow enough time to draw on the bond.
- (3) Building Department's Comments: Jenn Montgomery stated she has tried contacting the developer, but has not received any response.
- (4) Commission's Discussion: Discussion occurred regarding this new information. It was agreed that it would be preferable to extend the plat long enough to allow the developer or their attorney to attend a meeting and discuss what the status of the property is at this time.

- (5) Commission's Decision: Motion by Greg Parker and seconded by Stacy Brooks to draw on the Bond unless a renewal is received. After a roll call vote, the motion carried 5-0.

Work Session Item

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.

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