



**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA
PLAN COMMISSION
May 15, 2013
Public Meeting 7:00 PM at the Cedar Lake Town Hall**

Call to Order: 7:00 p.m.

Roll Call:

Present	Diane Cusack Member	Present	Robert H. Carnahan Vice President
Present	Jim Hunley Member	Absent	Tim Kubiak President
Present	Julie Rivera Member	Absent	Donald Oliphant Town Engineer – CBBEL
Present	Greg Parker Member	Present	Tim Kuiper Town Attorney
Absent	John Foreman Member	Present	Jack Slager Building Commission

New Business:

1. Hanover High School – Site Plan Approval for Bleachers

Owner/ Petitioner: Hanover High School Corporation, 10120 W. 133rd Ave, Cedar Lake, Indiana

Vicinity: 10120 W. 133rd. Ave, Cedar Lake, Indiana

Request: Site Plan Approval

- (1) Petitioner's Comments: Derek Anderson of the Skillman Corporation, who is the project manager for the Hanover School Corporation, is in the process of obtaining approval to install new bleachers for the football field at Hanover Central High School. He stated that a one hundred by seventy (100 x 70) foot section of land would only be disturbed. The bleachers would seat approximately twelve hundred to twelve hundred fifty (1,200-1,250) people. Concrete would be underneath the bleachers.
- (2) Town Engineer's Comments: Jack Slager stated that Donald Oliphant of Christopher B Burke Engineering LLC (CBBEL) submitted a review in letter form. He would like to see the plans signed and sealed by the engineer.
- (3) Building Department's Comments: Jack Slager stated that the new bleachers would be in between the existing track and the existing building on the North side of the building. Approximately one hundred thirty-eight feet long by forty-three feet deep (138 x 43). There are no issues with property lines and setbacks.
- (4) Commission's Discussion: Motion by Greg Parker to approve with six (6) items listed from CBBEL. Diane Cusack seconded the motion. After a roll call vote the motion carried 5-0.

Public Hearing

2. Town Zoning Ordinance No 1166 - Amendment

Amendments to: Title XXI – Fences in residential Zoning Districts, Section 1: Fences located in Residential Zoning Districts, Section 2: Fences Located in Business and Industrial Zoning Districts, and Section 3: Fences Located in Agricultural Zoning Districts.

- (1) Town Attorneys Comments: Publications are in order at this time.
- (2) Town Managers Comments: Ian Nicolini stated that a final iteration of the ordinance was presented to The Town Council. No fences in front yards of any type, corner lots or otherwise. Having recognized an error, Ian Nicolini presented an ordinance amendment: no fences in front yards unless provided herein :
- a) corner lot; front on two rights-of-way.
 - b) dual frontage lots; between two streets. Setbacks in the ordinance are as follows: in a subdivision served by sidewalks, a twenty (20) foot setback. In a subdivision not served by sidewalks, a six (6) foot setback. A four (4) foot tall fence made of materials other than chain link or anything unsafe. Or a six (6) foot tall wrought iron or similar material that allows for fifty (50) percent visibility.
- (3) Remonstrators: None
- (4) Commissions Discussion: None
- (5) Motion: Greg Parker motioned to send a favorable recommendation to the Town Council for Ordinance 1166, Julie Rivera seconded this motion. After a roll call vote the motion carried 4-1. Jim Hunley voted against this motion.

Public Comment: None

Adjournment: The meeting was adjourned approximately 7:20 p.m.

Press Session: None.

Jim Hunley

Greg Parker

Diane Cusack

Robert H. Carnahan, Vice President

Julie Rivera

Tim Kubiak, President

John Foreman

Attest: _____
April Allande – Recording Secretary