



**Town of Cedar Lake – Plan Commission
Work Session Minutes
June 5, 2013**

Call to Order: 7:05 p.m.

Roll Call:

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

Minutes: May 15, 2013 Public Meeting

Will be voted on at the next public meeting.

New Business

1. Michael Dolder – Preliminary Plat Approval

Owner/ Petitioner: Michael & Marilyn Dolder, 13 Hawthorne Pl., Schererville, In 46375

Vicinity: 13900 Huseman Place, Cedar Lake, In 46303

Request: Petitioner is requesting Preliminary Plat approval to establish a two (2) lot subdivision.

- (1) Petitioner's Comments: Attorney Jim Wieser from Schererville, representing the Dolder's. Variances were obtained last year to build their retirement house; construction moved forward and was then halted due to the sewers location under the house. Owners are requesting to subdivide and make it a two (2) lot subdivision which would clean up the entire parcel and plat. Existing house and lot would become lot one and the new construction and lot would be lot two.
- (2) Town Engineer's Comments: None
- (3) Building Department's Comments: Jack Slager stated that the owners are basically just "cleaning things up". Easements will be cleaned up on final plat.
- (4) Commission's Discussion: Ian Nicolini stated the two lots are already separate lots of record, this just clears up language. Boundaries are unchanged, subdivision process makes them lots of record, clear up title, vacate easements and dedicate new ones. Access will be on lot two (2). The relocated sewer was five-six (5-6) foot deep. New easements will be fifteen (15) foot.

2. McDonalds Corporation – Preliminary Plat & Site plan Approval

Owner: McDonalds Corporation, One McDonalds Plaza, Oak Brook, IL 60523

Petitioner: Fred Matthias, 3277 Oak Knoll Rd., Carpentersville, IL 60110

Vicinity: 13312 Wicker Ave., Cedar Lake, IN 46303

- (1) Petitioners Comments: Jeff Miller from Watermark Engineering, located at 2631 Ginger Woods Parkway, Aurora, IL, is the civil engineer for project. Looking to consolidate into one lot. McDonalds is looking to update building and re-skin the entire building; total rebranding. Site improvements: side by side drive-thru, improvements around building, and improving detention basin. 70% of McDonald's business is drive-thru; improve parking spaces, and seating capacity.
- (2) Town Engineers Comments: Donald Oliphant of Christopher B Burke Engineering LLC CBBEL stated that the pond currently holds water and does not drain efficiently. Recommend the outlet pipe which is fifteen (15) inch pipe that drains down to INDOT pipe be televised to be sure it is in condition to drain down. Letter issued on May 31, 2013. Town requests a ten (10) foot utility easement to be dedicated on the East part of the property for future water main.

- (3) Building Departments Comments: Entrance width will stay the same. East/West drive to the South is twenty-five (25) feet. Water main will be at the intersection of RT. 41 by next year. The Town of Cedar Lake has asked McDonalds to run a stub out under their parking lot out to the parkway for future tie-in. Town has also asked for a ten (10) foot easement along Rt. 41. Lot has never been plotted so the Town is asking McDonalds to establish a one lot subdivision. The Town has also asked McDonalds to work with BP to coordinate the access point.
- (4) Commissions Discussion: None

3. BP – Preliminary Plat & Site Plan Approval

Owner: Herman Fisher, 7404 E. Plank Trail, Frankfort, IL 60423
Petitioner: Cleon Stutler, 2155 Willow creek Road, Portage, IN 46368
Vicinity: 13302 Wicker Ave, Cedar Lake, IN 46303

- (1) Petitioners Comments : None
- (1) Town Engineers Comments : None
- (2) Building Departments Comments: Jack Slager reported that the Town of Cedar Lake has been in contact with BP and they have requested a one month deferral. New owner's intention is to raze the entire building, build new, and re-establish the car wash. Possibly adding a drive-thru Dunkin Donuts. BP is working with McDonalds to coordinate the axis. The Town of Cedar Lake is working with both McDonalds and BP to possibly move the entrance further away from the intersection. There is a seventeen and a half (17.5) foot parcel owned by the Town which breaks up the contiguity. The simplest way to amend this would be to have BP make a three (3) lot subdivision.
- (3) Commissions Discussion : None

4. Thomas Kooi – Preliminary Plat Approval

Owner/Petitioner: Thomas & Candace Kooi, 16336 Morton Place, Lowell, IN 46356
Vicinity: 9436 W. 125th Court, Cedar Lake, IN 46303
Request: Petitioner is requesting Preliminary Plat approval to establish a three (3) lot subdivision.

- (1) Petitioners Comments: Thomas Kooi is looking to break up lots to make them buildable. Currently no homes on lots. Will have two (2) half acre lots and one (1) 2.8 acre lot with lake rights.
- (2) Town Engineers Comments: Donald Oliphant (CBBEL) stated that there are concerns with the elevation variances; twenty-five (25) feet from middle of hill on lot 3 down to the water line. Grades will have to change with the road itself. Would like to see a sight plan for future utilities.
- (3) Building Departments Comments: Land is severely sloped; Lot 3 would be a one (1) possibly two (2) house property. Part of the adjoining land has no access. Need to coordinate with Police and Fire to determine how far back house can sit off of road and what kind of access is needed. Need an additional ten (10) foot for road.
- (4) Commissions Discussion: John Foreman recommends changing the whole East property line of lot 2 to still make it eighty (80) foot and cut the line giving thirty-five (35) foot down. Take ten (10) foot of the one hundred nineteen (119) foot. Lot 3's sewers need to be addressed.

Correspondence: None

Public Comment: None

Adjournment: The meeting was adjourned approximately 8:15 pm.

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