

**Town of Cedar Lake – Plan Commission  
Work Session Minutes  
August 7, 2013**

**Call to Order:** 7:10 p.m.

**Roll Call:**

Absent	Jim Hunley Member	Present	Donald Oliphant Town Engineer
Present	Julie Rivera Member	Present	Jack Slager Building Commissioner
Present	Greg Parker Member	Absent	Tim Kuiper Town Attorney
Absent	Robert Carnahan Member	Present	Jessica Chick Recording Secretary
Present	Tim Kubiak President	Present	Diane Cusack Member
Absent	John Foremen Vice-President		

**Minutes:**

1. Approval of July 17, 2013 Public Meeting  
Motion to approve minutes, vote 5-0.

**Old Business**

**1. BP- Preliminary & Site Plan Review**

Owner: Herman Fisher, 7404 E. Plank Trail, Frankfort, IL 60423 and Wayne Baringman  
Petitioner: Cleon Stutler, 2155 Willowcreek, Road, Portage, IN 46368  
Vicinity: 13302 Wicker Ave., Cedar Lake, IN 46303  
Request: Petitioner is requesting Preliminary Plat review to establish a three (3) lot subdivision and site plan review for a gas station/convenience store and car wash.

- (1) Petitioner's Comments: The engineer for the current project, Doug Homeier with McMahon Associates, presented the proposed layout for the new building. The plan is to keep the existing pump configuration as is and add a couple of new pumps under the canopy as well. The current building will be demolished and a brand new building will be built along with a brand new carwash. The cars for the carwash will be brought around on the west side with allowance on the north side of the carwash, if needed, for stacking. The current site has two (2) entrances on 133<sup>rd</sup> Ave., the entrance closest to Route 41 will be closed and the second will be moved as far as possible to the west. The plan is to hold similar for the current drainage as well as routing the storm sewer through a pipe network that will create a dry bottom pond to the west. Due to the traffic at the very south east of the parcel between McDonald's and BP, it is a request for the approval to close that tie in to control the heavy traffic flow. The area of the property owned by BP which is out onto Route 41 will be dedicated to INDOT along with a ten (10) foot utility easement for future water main extension to the south.
- (2) Town Engineer's Comments: The main concern right now is turning movements and traffic geometry, as well as how the drive thru will interact with traffic coming off of 133<sup>rd</sup> Ave., and also how it will connect to the McDonald's easement to the south. Until engineering drawings are submitted along with the site plan, there is not much more to be said regarding the project from an engineer's perspective. Doug- With the current site as is, there is not much detention, and the approval of this project will help to ensure the proper drainage needed for this project. The carwash has been moved an additional ten (10) feet off of the easement because the current sanitary sewer that is in that easement hugs the west side and it is approximately 17 feet in the ground. There are currently two easements for sanitary sewer within that line, one which is used by McDonalds that runs north and south as well as the one previously stated. Verification is needed for actual location of the both of these sewers. The manholes were found for the eastern line but not the other.
- (3) Building Department's Comments: Attention needs to be paid to upon the access in and out of the site and how it correlates with McDonald's, as well as the functionality of the drive thru lane. The talk of possibly closing the front cross access through to the McDonald's property has been brought up.
- (4) Commission's Discussion: The original design was that of the access road wrapping around the car wash and only within the last couple of years the front entrance was

opened up. With the approval of McDonald's plan in place, they will have permanent access to the back access road; since no construction has begun it is still an option. There is concern regarding the in and out access for the semi-trucks if this frontage entrance is closed. With the way the current building is, a variance will be needed because of the building lines. If another ten (10) feet of right of way were dedicated this would not be a problem. There is currently a twenty-five (25) foot right of way and discussion of a minimum of a thirty (30) foot right of way on the south side. The driveway that McDonald's has platted that goes to the north and connects to BP's property was discussed. Although it will not be a straight line, the curve will not adversely affect the traffic flow. There are 11 stacking spaces for the drive thru for the Dunkin Donuts which meet the requirements. With regards to the 17.5 foot parcel in between the 2 lots currently owned by BP, it had been thought to be owned by the Town because of the information on the GIS. This however is not the case; it appears that Amoco did own this parcel. Concern regarding the access for the fuel trucks has been brought to attention regarding possibly closing the access to the east. The new BP will require 2 fuel drop offs a day, although the truck drivers are on a time limit the possibility of redirecting traffic flow for the gas station's customers is of concern. The main concern regarding this front access between BP and McDonalds is the 2 way traffic with no direction. The Commission discussed making this front entrance a one way to the north with a speed bump.

**2. Thomas Kooi- Final Plat Review (Janet's Lakewood Subdivision)**

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

- (1) Petitioner's Comments: All the paperwork has been sent to the Town Engineer and the Building Commissioner. Other than that nothing more was said regarding the final plat review.
- (2) Town Engineer's Comments: At the last public meeting the preliminary plat was approved with several engineering comments most of which had been changed. Only one or two more minor changes need to be made to the final plat which shouldn't be a problem to complete by the next meeting.
- (3) Building Department's Comments: none
- (4) Commission's Discussion: none

**Correspondence:** none.

**Public Comment:** none.

**Adjournment:** The meeting was adjourned approximately 8:05 p.m.

**Press Session:** Plan Commission Public Meeting August 28, 2013 at 7:00 p.m.

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Jim Hunley

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Greg Parker

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Diane Cusack

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Robert H. Carnahan

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Julie Rivera

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Tim Kubiak

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John Foreman

Attest: \_\_\_\_\_

