

**Town of Cedar Lake – Plan Commission  
Work Session Minutes  
October 2, 2013**

**Call to Order:** 7:02 p.m.

**Roll Call:**

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

**New Business**

**1. McFarland Homes- Monastery South Development- Preliminary Plat Review**

Owner: Monastery Woods Development, LLC, 131 Ridge Rd., Munster, IN 46321

Petitioner: McFarland Homes VI, LLC, 2300 Ramblewood Dr., Suite A, Highland, IN 46322

Vicinity: Monastery South development, Lot 294-311

Request: Petitioner is requesting a preliminary plat approval.

- (1) Petitioner's Comments: Richard Anderson is the petitioner present to represent McFarland Homes. This item was previously discussed at the previous meeting. The current zoning for where we are proposing to build the patio homes are currently R-M, town homes; four unit buildings, 1,700 square feet, with master bedroom being located on the second floor. There are currently sixty-six (66) of those in the current area. The plan is to go from sixty-six (66) town homes, to forty-eight (48) patio homes. We will need to go from an R-M to an R-2 zoning district, which is will downsize the congestion. The plat is being revised as it currently exists. In order to get this all accomplished, this plan will go before the BZA. In an R-2 zoning district, the minimum lot size is ten thousand (10,000), we are currently looking at six thousand two hundred (6,200). The lot width of the building is ninety (90) in an R-2; we are proposing fifty (50). The side yards are eight (8) feet in an R-2; we are proposing five (5) feet. The lot coverage in an R-2 is twenty-five (25) percent; we are proposing thirty five (35) percent. Rear lot yard is twenty-five (25) percent of the length of the side in the R-2; originally there was a thirty (30) foot rear yard established which is what we are planning to keep. The only glitch that has come up since the last meeting is we will need to do a vacation at the town board of the easements on the town home lots because for some reason the easement covers the entire lot except where the building sits. The patio homes are going to be fourteen hundred to eighteen hundred (1,400-1,800) square feet, garage is four hundred (400), Florida room is one hundred forty-four (144), with a purchase price of one hundred eighty-five thousand dollars- two hundred and twenty thousand dollars(\$185,000- \$220,000). This is increasing the value of the surrounding homes because the prices of the town homes were one hundred sixty thousand dollars to one hundred eighty thousand dollars (\$160,000-\$180,000). This product accomplishes the people who do not want the shared wall that town homes offer. The walking path is outside the plat amendment area, the town engineer is creating the legal description

which will be dedicated to the town. The path will be along the side of lot 293 and run east along the side of the edge where it was coming before. Lots 19, 33, and 37 where increased in size since the previous meeting. There are different variations in the patio homes as well as the town homes. The architect has yet to draw out the design for the house on lot 37. There is no drainage or utility easement in the back of lot 37; something will need to be figured out about that. The catch basins behind the properties will be raised, they are not currently causing any problems it will just be better for the land.

- (2) Town Engineer's Comments: There will be a separate dedication drawing regarding the walkway because it is in the existing plat. The easements need to be added for the rear yards.
- (3) Building Department's Comments: no comment.
- (4) Commission's Discussion: This should be treated as a preliminary and secondary plat. A final plat is not needed because it is an existing subdivision. The ten foot drainage easement between lot 34 and 35, already existed in the previous plat. There are no utilities in on this section. Landscaping along 129<sup>th</sup> has not been looked into, but it will in order to avoid cars running off the road. There are also sidewalks proposed along 129<sup>th</sup>. A fence along 129<sup>th</sup> would also be a good idea, for safety and privacy reasons. A fence is a suggestion, not a requirement. More entrances will be added once the growth of the subdivision increases.

**2. McFarland Homes- Monastery South Development- Rezone**

Owner: Monastery Woods Development, LLC, 131 Ridge Rd., Munster, IN 46321  
Petitioner: McFarland Homes VI, LLC, 2300 Ramblewood Dr., Suite A, Highland, IN 46322  
Vicinity: Monastery South Development, Lot 294-311  
Request: Petitioner is requesting a rezone from R-M to R-2 Zoning District.

- (1) Petitioner's Comments: see comments above.
- (2) Town Engineer's Comments: see comments above.
- (3) Building Department's Comments see comments above.
- (4) Commission's Discussion: see comments above.

**Correspondence:** none.

**Public Comment:** none.

**Adjournment:** The meeting was adjourned approximately 7:35 p.m.

**Press Session:** Plan Commission Public Meeting- October 16, 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

\_\_\_\_\_  
Tim Kubiak

\_\_\_\_\_  
John Foreman

Attest: \_\_\_\_\_  
Jessica Chick, Recording Secretary