

**Town of Cedar Lake – Plan Commission  
Public Meeting Minutes  
October 16, 2013**

**Call to Order:** 7:05 p.m.

**Roll Call:**

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

**Minutes:**

1. Approval of September 18, 2013 Public Meeting minutes.

Motion to approve minutes made by Greg Parker and seconded by Julie Rivera, vote 5-1.

**Old 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, Cedar Lake, IN 46303  
Request: Petitioner is requesting a preliminary plat approval.

- (1) Town Attorney's Comments: Notices and publications are in order for this item per Town Attorney, Tim Kuiper.
- (2) Petitioner's Comments: Richard Anderson is present representing the petitioner. He is covering both of McFarland Homes' items on the current agenda. These items are concerning the southern end of the Monastery Woods development. The current standing as to where we are requesting the change is now considered an R-M zoning district and we are requesting an approval to downgrade to an R-2 zoning district. We are reducing the number of units from 66 to 48. We are combining preliminary and final plat in regards to the drawing to ensure being ready for the next Town Council meeting. On October 10<sup>th</sup>, 2013 the Board of Zoning Appeals gave the following variances; 6,200 square foot minimum lot area, 50 foot lot width of the building line, increase the lot coverage to 35%, and side yards of 5 feet with the condition of no side yard fences subject to the Plan Commission and Town Council's approval. The patio homes are 1,500 to 1,750 square feet of living space, 2 to 3 bedrooms, and 400 square feet for the garage with a purchase price from \$180,000 to \$220,000. The exterior will be maintenance free, stone, brick, and vinyl, landscaping will be brick edged as well as shrubs and plants. Front and rear yards will also be sodded and irrigated and the driveways will be concrete as opposed to asphalt. We had applied all of the engineering comments with exception to the legal description survey, which is not done when pieces of lots are being changed. With regards to the engineering comments the approval tonight will be subject to all the comments. More easements had been made with regards to lot 37 to ensure access. A corner had been taken out of lot 101 for the pedestrian path. We are making the dedication to the Town wider because we are unsure as to where we should put the path because of the retention pond. We had also designated all of the drainage lines that went out on the drawing. The benefits of the change from townhomes to patio homes are that it is the same builder, able to build out the subdivision quicker because the increase in demand, increases the values in the subdivision, and also reduces the number of units. We are still awaiting the legal description for the walking path. We are requesting a positive recommendation to the Town Council to rezone the property from R-M to R-2 and requesting the plat amendment for preliminary and final approval of the re-platting subject to rezoning approval and the engineering comments.
- (3) Town Engineer's Comments: The plat comments had just been received; it appears that all the plat comments had been addressed. The engineering comments will be on a separate letter.
- (4) Remonstrators: none.

- (5) Commission's Discussion: Glad to see this zoning district going from R-M to R-2.
- (6) Commission's Decision:  
 Motion made by Jim Hunley and seconded by Julie Rivera for preliminary plat approval contingent upon the engineering comments and rezoning.

Diane Cusack	Jim Hunley	Julie Rivera	Robert Carnahan	Greg Parker	John Foreman	Tim Kubiak	Vote
ABSENT	YES	YES	YES	YES	YES	YES	6-0

Motion made by Julie Rivera to waive the thirty (30) day requirement for the final plat approval and seconded by Jim Hunley.

Diane Cusack	Jim Hunley	Julie Rivera	Robert Carnahan	Greg Parker	John Foreman	Tim Kubiak	Vote
ABSENT	YES	YES	YES	YES	YES	YES	6-0

Motion made by Greg Parker to approve the final plat contingent upon the same conditions as the preliminary plat and seconded by Julie Rivera.

Diane Cusack	Jim Hunley	Julie Rivera	Robert Carnahan	Greg Parker	John Foreman	Tim Kubiak	Vote
ABSENT	YES	YES	YES	YES	YES	YES	6-0

**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, Cedar Lake, IN 46303  
 Request: Petitioner is requesting a rezone from R-M to R-2 Zoning District.

- (1) Town Attorney's Comments: Legals and notices are in order for this item per Town Attorney Tim Kuiper.
- (2) Petitioner's Comments: see above.
- (3) Remonstrators: none.
- (4) Commission's Discussion: see above.
- (5) Commission's Decision:  
 Motion made by Julie Rivera and seconded by Robert Carnahan to send a favorable recommendation for the rezoning to the Town Council

Diane Cusack	Jim Hunley	Julie Rivera	Robert Carnahan	Greg Parker	John Foreman	Tim Kubiak	Vote
ABSENT	YES	YES	YES	YES	YES	YES	6-0

**Update Item**

**1. Harry O's Restaurant- Site Plan Approval**

Owner/Petitioner: James Xerogiannis, 8965 Randall Drive, St. John, Indiana 46373  
 Vicinity: 13226 Wicker Avenue, Cedar Lake, IN 46303  
 Request: Petitioner is requesting a site plan approval.

- (1) Petitioner's Comments: no petitioner present.
- (2) Town Engineer's Comments: We had just received the engineering comments back, we have not yet had the chance to write the official letter but all of our comments had been addressed.

- (3) Building Department's Comments: none.
- (4) Commission's Discussion: none.

**Correspondence:** none.

**Public Comment:** none.

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

**Press Session:** Plan Commission Public Meeting- November 6, 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

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

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