Town of Cedar Lake - Plan Commission Work Session and Public Meeting Minutes January 8, 2014

Mark Kaiser

Call to Order: 7:10 p.m.

Roll Call:

Present Jim Hunley

Present Member **Town Engineer**

Present Julie Rivera Tim Kuiper Absent Member **Town Attorney**

Greg Parker Jessica Chick Present Present

> Member **Recording Secretary**

Robert Carnahan Diane Cusack Present Absent

> Member Member

Tim Kubiak Ian Nicolini Present Present

Member **Town Manager**

John Foremen Present

Member

New Business

1. Teresita Barajas- La Gaviota- One Lot Subdivision

Owner/Petitioner: Teresita Barajas, 12548 Parrish Ave., Cedar Lake, IN 46303

10728 W. 133rd Ave., Cedar Lake, IN 46303 Vicinity: Legal Description: VANCOS ADDITION LOT 3 ALL LOT 4

Request: Petitioner is requesting a Preliminary Plat approval to establish a four (4)

lot subdivision.

- (1) Petitioner's Comments: Petitioner purchased property and they want to divide them appropriately for future use. One of the lots will be used for our store and the others may be sold off at a later date.
- (2) Town Engineer's Comments: A letter was put together; a counter response was sent which stated the new site plan and preliminary site plan. Everything was addressed with regards to the plat. A driveway currently exists on the east side of lot four that currently serves lot 3. We recommend that they put an ingress egress easement over that in case lot four would sell there would still be access. An easement description of the ingress egress will be added to the legals on the final plat. There are four comments regarding the zoning ordinance. With the existing lots, some of them do not meet the zoning requirements. Since they are existing and not being improved and they are only adding an extra cooler along the side of one of the buildings, waive is suggested as well as a waiver of the storm water. A final plat can be ready next week sometime.
- (3) Building Department's Comments:
- (4) Commission's Discussion: The ingress egress easement is located on the east side of the bike shop; lot 4. Lot three was just made during this preliminary plat, if they would like to move the driveway over to the other land they can. But since this driveway is already there, this is our suggestion. The site plan is done; we are waiting for the copy of the final plat for review with all the signatures on it. With a waiver of the zoning requirements and storm water requirements, and assurance that the ingress egress easement will be recorded; preliminary plat can be approved tonight as this was advertised as a special public meeting. There will be curb stops or parking blocks along where the cars will park along the building. There will still be parallel parking along the front of the building on 133rd.
- (5) Commission's Decision: Motion to approve the request for four (4) lot subdivision contingent upon the State and Local inspections, and the waiving of the zoning set back requirements as specified in the engineer's letter, the storm water requirements as referenced in the letter, and subject to the ingress egress easement for lot three (3) and four (4).

Motion: John Foreman Second: Bob Carnahan

Diane	Jim	Robert H.	Greg	John	Tim	Vote
Cusack	Hunley	Carnahan	Parker	Foreman	Kubiak	
Absent	YES	YES	YES	YES	YES	5-0

Correspondence: none	e .					
Public Comment: none	e .					
Adjournment: The mee	eting was	adjourned app	proximately 8:	00 p.m.		
Press Session: Plan	Commissi	on Public Mee	eting- January	15, 2014 at 7	7:00 p.m.	
Jim Hunley			Greg F	Parker		
Diane Cusack		 -	Rober	H. Carnahar	1	-
 TimKubiak						
 John Foreman						
John Foreman						
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