

**Town of Cedar Lake – Plan Commission
Public Meeting Minutes
February 19, 2014**

Call to Order: 7:03 p.m.
Pledge of allegiance

Present	Jim Hunley Member	Absent	Diane Cusack Member
Present	John Kiepura Member	Absent	Tim Kuiper Town Attorney
Present	Greg Parker Member	Present	Don Oliphant Town Engineer-CBBEL
Present	Patsy Casassa Member	Present	Ian Nicolini Town Manager
Present	Tim Kubiak Member	Present	Shelly Myers Recording Secretary
Present	John Foremen Member		

Roll Call:

Old Business:

- 1. Approval of January 15, 2014
Motion made by Greg Parker and seconded by Patsy Casassa. After a voice vote all were in favor, none opposed. Motion carried 5-0.
- 2. Appointment to the Board of Zoning Appeals:
Motion was made by Greg Parker to nominate Diane Cusack and seconded by Jim Hunley.

Diane Cusack	Jim Hunley	John Kiepura	John Foreman	Patsy Casassa	Greg Parker	Tim Kubiak	VOTE
ABSENT	YES	YES	ABSENT	YES	YES	YES	5-0

New Business:

1. Holy Name-Site Plan Review

Owner: Diocese of Gary 11301 93rd Ave. St. John, Indiana
Petitioner: Wayne Stoll, 13237 Calumet Ave., Cedar Lake, IN 46303
Vicinity: 11000 W. 133rd Ave., Cedar Lake, IN 46303
Request: Petitioner is requesting a Site plan review.

- (1) Petitioner’s Comments: Kenneth Gembala of Plumb, Tuckett and Associates reviewed the site plan for improvements to several parking areas at Holy Name Church. The improvements will provide upgrades to all driveways. Details regarding the drainage and rainwater runoff improvements that will divert water into the Town’s improved drainage system were areas of concern. Timing and deadlines as well as cost concerns were also discussed.
- (2) Town Engineer’s Comments: Don Oliphant of Christopher B. Burke Engineering stated that the site qualifies as hardship and that they have asked them to maximize pipe sizes as much as possible. He also stated that the site basically is already improved and upon completion this would be very beneficial to the town. In summary a change order will be issued, and the cost will be billed back to the Diocese of Gary.

Ian suggested a motion to approve the site plan as presented, to waive the remaining technical requirements, to ensure that the catch basins in existing gravel are covered until such time as they are paved with a coat of asphalt, to allow for a connection to the municipal detention facility and require that all paving on the site is completed by November 30, 2016.

Tim Kubiak asked for it to be contingent on being reviewed by legal counsel, since they were not present at this meeting. Ian then stated that it had already been discussed, reviewed and all good.

Motion made by Patsy Casassa and seconded by Jim Hunley to approve the site plan as presented, to waive the remaining technical requirements, to ensure that the catch basins in existing gravel are covered until such time as they are paved with a coat of asphalt, to allow for a connection to the municipal detention facility and require that all paving on the site is completed by November 30, 2016.

Roll call vote:

Diane Cusack	Jim Hunley	John Kiepura	John Foreman	Patsy Casassa	Greg Parker	Tim Kubiak	VOTE
ABSENT	YES	YES	ABSENT	YES	YES	YES	5-0

Public Comment: None.

Adjournment: The meeting was adjourned approximately 7:43 p.m.

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

John Kiepura

John Foreman

Attest: Shelly Myers,
Recording Secretary