

Town of Cedar Lake – Plan Commission
Work Session Meeting Minutes
April 2, 2014 7:00pm

Call to Order: 7:06 p.m.
Pledge of allegiance
Roll Call:

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

Old Business:

1. Faith Church-Preliminary Plat & Site Plan Review

Owner/Petitioner: Faith Reformed Church, 100 E. 81st Ave. Dyer, Indiana 46311
Vicinity: 6729 W. 133rd Ave. Cedar Lake, Indiana 46303
Request: Petitioner is requesting final plat approval for a one (1) lot subdivision and site plan review.

- a.) **Petitioner’s Comments:** Ian Nicolini spoke on behalf of the petitioner stating that he had spoken with project engineer Jack Huhl from DVG today and although they could not make it tonight, they probably didn’t need to be here since the preliminary was already in place. They are hoping to have their bonds ready to go for final plat consideration in two weeks and at that time we will consider whether or not those are complete. They are moving forward with the 133rd eastside widening improvement that they purposed to coincide with our project but probably to be done as a separate contract.
- b.) **Town Engineer’s Comments:** Mark Kaiser also spoke with him today and they went over the engineering review comments. He resubmitted the remaining info with the exception of the photometrics plan and they will have that by next week. The final plat is reviewed and good so they should be all set for the public meeting at the end of the month.
- c.) **Building Department Comments:** None
- d.) **Commission’s Discussion:** Tim Kubiak asked if they are having their own contractor doing the work, Ian Nicolini stated that it may not be their own contractor or if it will be a separate contract with our contractor but the work will be done to the INDOT standards that we designed for our road project. Nicolini stated basically it will not be coordinated with our contract.

New Business:

2. Bobb’s Auto Group-Preliminary Plat and Site Plan Review

Owner: PSB, LLC. /13007 Wicker Ave., Cedar Lake, IN. 46303
Petitioner: Bobb’s Auto Group, 1109 W. 133rd Ave., Cedar Lake, IN 46303
Vicinity: 13007 Wicker Ave., Cedar Lake, IN. 46303
Request: Petitioner is requesting preliminary plat approval for a one (1) lot subdivision and site plan review.

- a.) **Petitioner’s Comments:** Trudy Buhler of Mackie Consultants spoke on behalf of Bobb’s Auto Group. They are purposing to put in an auto dealer on five (5) acres between Zuni’s Pizza and Gelsosamos. There will be 350 parking spaces mostly for display vehicles and service. A car wash for the dealership and the service center. Ian Nicolini stated that the project will extend water main connection to the site. We have had some early negotiations about since it is in the TIF and since there will be increased assessed values, how can some of these public improvements and what economic incentives would be available, we are not there yet but at the staff level we are working on it. It really wouldn’t be a Plan Commission Item, it would go Council, RDC, and EDC. This is a major development improvement in the TIF allocation area but also a significant infrastructure investment is the development and expansion on us 41. Many commercial entities are hoping to connect to municipal water.
- b.) **Town Engineer’s Comments:** Neil Simstad from NIES Engineering stated that the plan is in compliance with town standards for the preliminary plan and site plan. The North side entrance was requested by the fire department in case of an accident. A waiver will be needed for the pond depth requirement for the development standard.
- c.) **Building Department Comments:** None

d.) Commission’s Discussion: Tim Kubiak asked for the amount of square footage. Trudy Buhler responded 25,300 square foot. Tim also asked about the proposed location of the sign. As of now Trudy has not gotten it from the architect yet and they have not stated where it would be located but it needs to follow Chrysler Guidelines but of course within the town standards. Ian Nicolini also mentioned that there are a couple of developmental and use variances to go before the BZA this month, the number of uses, setbacks and parking dimension. Tim Kubiak stated that he remembers some issues with the well and water and we need to double check into it.

Correspondence: None.

Public Comment: None.

Adjournment: The meeting was adjourned approximately 7:30 p.m.

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

John Kiepura

John Foreman

Attest: Shelly Myers, Recording Secretary