

Town of Cedar Lake – Plan Commission
Public Meeting Minutes
April 16, 2014 7:00pm

Call to Order: 7:07 p.m.
Pledge of allegiance
Roll Call:

Minutes: March 19, 2014 Public Meeting –Motion made by Greg Parker and seconded by Jim Hunley to

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

*John Foreman 7:09 pm

approve minutes.

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

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: Jack Huhl from DVG went over details of the final plat. Site plan was missing the photometrics. They have been submitted and approved. All items form the checklist is done.
- b) Building Department/Town Engineer’s Comments: Don Oliphant stated there is a contingency is that when they come in for the building permit they need to submit a new anticipated construction schedule as well as the primary contact info so we can coordinate with the town project. The bond amount is for 110% of the estimated total construction would be \$76,964.25 and the 3% inspection fee is in the amount of \$2,099.00.
- c) Commission’s Discussion: None
Motion made by Greg Parker and seconded by Patsy Casassa to approve the site plan as presented tonight to approve the final plat with the finding of facts and establish the letter of credit in the amount of \$ 76,964.25.

Diane Cusack	Jim Hunley	John Kiepura	John Foreman	Patsy Casassa	Greg Parker	Tim Kubiak	VOTE
ABSENT	YES	YES	YES	YES	YES	YES	6-0

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) Town Attorneys review: All notices and publications are in order.
 - b) Petitioner’s Comments: Anthony Toritelli representing Bobb’s auto group, the president of Bobb’s auto group (name not audible), their engineer, and Trudy Buhler of Mackie Consultants were also present. The letter includes all of Neil Simestad’s recommendations that were submitted. Neil Simestad said all is consistent with the town’s ordinance and it explains the photometric and also the pond being in excess of four (4) foot deep and there is no negative impacts. Trudy Buhler clarified that the pond is actually five (5) foot deep.
 - c) Remonstrators: None
 - d) Building Department Comments: Ian Nicolini offered several observations regarding the development. Ian Nicolini said first and foremost, this project is one of most significant economic development and infrastructure projects that have been proposed in the town since Strack and Van Til. He continued to make many other positive comments regarding the project, highlighting on the benefit of the water main expansion and how the project achieves a lot of the strategic and economic goals.
 - e) Commission’s Discussion: None
- Motion made by Greg Parker and seconded by Jim Hunley for the preliminary plat and the site plan review contingent on the photometrics and also the request for code requirement waivers.

Diane Cusack	Jim Hunley	John Kiepura	John Foreman	Patsy Casassa	Greg Parker	Tim Kubiak	VOTE
ABSENT	YES	YES	YES	YES	YES	YES	6-0

Public Comment: None.

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

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

John Kiepura

John Foreman

Attest: Shelly Myers, Recording Secretary