

**Town of Cedar Lake – Plan Commission
Work Session Minutes
June 4, 2014 7:00pm**

Call to Order: 7:05 p.m.

Pledge of allegiance

Roll Call:

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

New Business:

1. Oakmont Subdivision-Preliminary Plat Review

Owner/Petitioner: Robert Brannon, 13819 Morse St. Cedar Lake, IN 46303
Vicinity: 13819 Morse St. Cedar Lake, IN. 46303
Legal Description: N. 110 ft of W. 210 ft of S.1/2S.1/2NW. 1/4SE1/4S.26T.34 R.9 0.53 Ac
Request: Petitioner is requesting a Preliminary Plat approval to establish a four (4) lot subdivision.

There was no petitioner present for this agenda item; therefore it is deferred until the July 2, 2014 Work Session.

T &J Landscaping-Preliminary Plat, Rezone, Vacation Review

Owner: T&J Land Ventures, LLC 8905 Jacobsen St., St. John IN 46373
Petitioner: T&J Landscaping. 12615 Wicker Ave. Cedar Lake, IN. 46303
Vicinity: 12634 Wicker Ave., Cedar Lake, IN 46303
Legal Description: CEDAR GARDENS L.14 BL.2, CEDAR L.13 BL.2, CEDAR GARDENS L.12 BL.2 Cedar Gardens BL.2 E.160ft of lots5,6 & 7 Ex. S.30ft of lot 7
Request: The petitioner is requesting to establish a one (1) lot subdivision and site plan approval.

Petitioner is requesting a rezone from R2-Residential Zoning District to B2-Community Business Zoning District on lot 45-15-20-228-020.000-014

- (1) Petitioner's Comments: Mark Landstrom stated that they are just getting started as it was started in 2010/2011.
- (2) Town Engineer's Comments: Don Oliphant gave a quick update on this item. This item was previously on the Plan Commission agenda in 2010; however it was only a site plan approval that was not approved. Currently with the recent acquisition of two additional parcels it alleviates the primary obstacle of land locking adjacent properties. Don Oliphant mentioned they may need a variance from BZA.
- (3) Building Department Comments: Tim Kubiak discussed history of the site, previous requests, surrounding properties etc.
- (4) Commissions Discussion: Several conversations took place. Greg Parker stated they will be seen at the next public meeting.

2. Hanover Central High School-Site Plan Review

Owner: Hanover Community School Corporation, 9520 W. 133rd Ave., Cedar Lake, IN 463034
Petitioner: Hutton & Hutton Architects & Engineers, 6832 Calumet Ave., Hammond IN 46324
Vicinity: 10120 W. 133rd Ave., Cedar Lake, IN 46303
Legal Description: Hanover Central Campus Sub Lot 1ex. Fieldhouse & Spec. gym parcel
Request: The petitioner is requesting site plan review.

- (1) Petitioners Comments: Bill Hutton of Hutton & Hutton Architects explained the twofold project. They want approval of the master plan which he briefly reviewed with the commission, as well as the plan for a nine court, tennis court complex. Donald Torrenga, of Torrenga engineering explained plans for storm water drainage improvements and mentioned that the full engineering plans are in process of being submitted. They are proposing a post-tension concrete system for

the tennis courts. They would like to get started as soon as possible to complete prior to the next tennis season.

- (2) Town Engineers Comments: Donald Oliphant stated there are still some hurdles yet to overcome. Engineers will need to get together to get something figured out to review and approve before the next meeting.
- (3) Building Departments Comments: Tim Kubiak asked for clarity stating that the current proposal is the only for the tennis courts, the 42 spaces and the soccer field.
- (4) Commission's Discussions: Have Engineers put heads together to hopefully have it ready for next meeting.

3. Bethel Church-Site Plan Review

Owner/Petitioner: Bethel Church, 10202 Broadway Crown Point, IN 46307
Vicinity 13620 Wicker Ave., Cedar Lake, IN 46303

Legal Description: Community Bible Church Lot 1 & Muir Woods Lot1 to 3
Request: The petitioner is requesting site plan review

- (1) Petitioner's Comments: Tony Sorci from the Cedar Lake Church Campus explained the merger between Bethel and Community Bible. Jack Huls of DVG spoke about the future plans as well as answered several questions about the plans A 585 seat auditorium and additional parking is what is being purposed. Full and complete plans will be submitted before the July Public Meeting. Discussion about current wells, fire protection etc. It was suggested about them stubbing out to possibly connect to the water main extension project. However, based on cost, timing and acquiring easements it may not be able to be done at this time. Would like to have the job completed by Easter of next year.
- (2) Town Engineer's Comments: Don Oliphant has had discussions with Jack Huls about issues, they will soon finalize plans. Concerns about new stormwater ordinance. Planning to be on the July Agenda.
- (3) Building Departments Comments: Tim Kubiak had a few concerns about the detention pond, and a few conversations took place about the topic.
- (4) Commission's Discussions: The board asked them to attend the Work Session still in July.

Other Business: Greg Parker asked again for the first agenda item Robert Brannon, still not present. Defer to next work session as stated earlier on topic one of the agenda.

Correspondence: Letters from Don Oliphant included in the agenda packets.

Public Comment: None

Adjournment: Greg Parker adjourned the meeting at approximately 8:09 pm.

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

John Kiepura

John Foreman

Attest: Shelly Myers, Recording Secretary