

**Town of Cedar Lake – Plan Commission
Public Meeting Minutes
June 18, 2014 7:00pm**

Call to Order: 7:02 p.m.
Pledge of allegiance
Roll Call:

Present	Jim Hunley Member	Present	Diane Cusack Member
Present	John Kiepura Member	Present	Adam Sworden Town Attorney
Present	Greg Parker Member	Present	Don Oliphant Town Engineer-CBBEL
Present	Patsy Casassa Member	Present	Tim Kubiak Building Commissioner
Absent	John Foremen Member	Present	Shelly Myers Recording Secretary

Minutes: A motion was made by Jim Hunley and seconded by Diane Cusack to approve minutes from the May 21, 2014 Public Meeting and June 4, 2014 Work Session .

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

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.110ft of W.210ft of S.1/2NW,1/4 S.26 T.34 R.9 0.53Ac.
Request: Petitioner is requesting a preliminary plat approval to establish a four (4) lot subdivision.

Attorney’s Review: Adam Sworden suggested this item be continued until the next work session and then to the public meeting on July 16, 2014.

Petitioner’s Comments: Robert Brannon was present but had not attended the work session, and that would be necessary for detailed discussion. Robert Brannon apologized for not being aware of the prior work session

Town Engineer’s Comments: N/A

Building Department Comments: Tim Kubiak asked that the petitioner attend the work session on July 2, 2014.

Commission’s Discussion: None

Commission’s Decision: A motion was made by Patsy Casassa and seconded by Diane Cusack to continue to the next public meeting on July 16, 2104.

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

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 GARDENS L.13 BL.2, CEDAR GARDENS L.12 BL.2, Cedar Gardens BL.2 E.160ft of lots 5, 6 &7 Ex. S.30ft of lot7.
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.

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Petitioner is requesting a street vacation for that part of the west half of 1st Street lying south of a line drawn ten (10) feet north of the north line extended east of lot 18 in block 4 and north of the south line extended east of said lot 18, together with that part of the east half of 1st street lying south of the north line extended west of lot 14 in block 2 and north of the south line extended east of lot 12 in said block 2, all in Cedar Gardens, being a subdivision of the north half of the northeast quarter of section 20, township 34 north, range 9 west of the second principal meridian, according to the plat thereof recorded in book 24, page 37, in the office of the recorder of Lake County, Indiana.

a.)Attorney’s Review: All legals are in order.

b.) Petitioner’s Comments: Mark Landstrom, of Landmark Engineering spoke on behalf of T&J Landscaping and basically stated the entire before the project is being re-engineered

c.)Town Engineer’s Comments: Don Oliphant noted that the project is really starting over, as it was before the commission several years ago. Don Oliphant asked Adam Sworden a legal question regarding alley way and vacation. After several discussions it was suggested that the entire are be vacated rather than just a portion, however this would require re doing all new legal descriptions etc. There are many engineering comments that need to be addressed.

d.)Building Department Comments: Tim Kubiak stated that there have been several calls from neighbors that dirt and stone is already being hauled to the site .Don Oliphant suggested a fill permit. Tim Kubiak also noted that in addition variance requests for the site plan were on the BZA agenda however no one was present and no decision was made.

e.) Commission’s Discussion: The commission invited public comment from Linda Browning at 12640 Wicker. Her concerns are that permits need posted as well as asked them to quit dumping dirt. She also wants to see new survey. Engineer offered to show her the survey when they get it.

f.) Commission’s Decision: A motion was made by Jim Hunley and seconded by Diane Cusack to defer the approval of the preliminary plat site plan next month work session and then public meeting .

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

Commission’s Decision (Rezone): A motion was made by Jim Hunley and seconded by Diane Cusack to send a favorable recommendation to the town council to rezone entire parcel from R2 to B2.

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

Commission’s Decision (Vacation):

A motion was made by Jim Hunley and seconded by Patsy Casassa to make a favorable recommendation to the town council to approve the vacation contingent on all Don Oliphant’s comments and recommendations being addressed.

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

***** A site plan was left off the agenda and therefore a motion was made by Jim Hunley and seconded by Patsy Casassa to defer it to next month until information is received.**

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

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3. Hanover Central High School Site Plan Review

Owner: Hanover Community School Corp. 9520 W 133rd Ave., Cedar Lake, IN 46303
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.

- a.)Town Attorney’s Review:** All legals were in order.
b.)Petitioners Comments: William Hutton & Donald Torrenga (both engineers on the project) answered several questions from the commission.
c.)Town Engineer Comments: Don Oliphant made a few comments he was concerned about, however they are working hard to get it all completed. Don Oliphant also mentioned some public safety issues.
d.)Building Department Comments: Tim Kubiak had no concerns.
e.)Commission’s Discussions: None
f.)Commission's Discussions: A motion was made by Patsy Casassa and seconded by Diane Cusack to approve the request contingent on approval and review by the building department, a review from Cedar Lake Fire Department, and 3 waivers the road width by adding curb, wider sidewalk and pipe materials, as well as acceptable responses to minor engineering concerns and a COI (Certificate of Insurance) in the amount of one million dollars to be provided.

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

4. 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 Lots 1 to 3
Request: The Petitioner is requesting site plan review.

- a.)Town Attorney’s Review:** N/A
b.)Petitioners Comments: N/A
c.)Town Engineer Comments: N/A
d.)Building Department Comments: N/A
e.)Commission’s Discussions: N/A
f.) Commission's Discussions: Bethel Church requested that they be deferred to next month therefore a motion was made by Jim Hunley and seconded by John Kiepura to defer this item to the July meeting.

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

Other Business: N/A
Correspondence: Letter from Christopher Burke Engineering.
Public Comment: None.

Adjournment: Greg Parker adjourned the meeting at approximately 7:57 p.m.

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Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

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John Foreman

Attest: Shelly Myers, Recording Secretary