

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

**Call to Order:** 7:01 p.m.

Pledge of allegiance

**Roll Call:**

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

**Old Business:**

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**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.1/2 S.1/2 NW.1/4 SE.1/4 S.26 T.34 R.9 0.53Ac  
Request: Petitioner is requesting Preliminary Plat approval to establish a four (4) lot subdivision.

- (1) Petitioner's Comments: Robert Brannon discussed his plans for the lots.  
(2) Town Engineer's Comments: Don Oliphant expressed some concerns about the ravine/tributary ,lot sizes, and public right of way. May need to look at what count shows etc. and these issues would need verified and or fixed.  
(3) Building Department's Comments: Tim Kubiak agrees with Don Oliphants comments and has concerns as well.  
(4) Commission's Discussion: Multiple Discussions took place and all members are in agreement that issues would need resolved prior to the next meeting.

**2. 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.

- (1) Petitioner's Comments: Jack Huhls (DVG) spoke on plans he submitted letter and is working with Don Oliphants suggestions etc. He gave an overview of all plans including pavement, well digging, a garage and above ground water tanks for fire safety. He also stated that the plan to stub out for possible future water connection and that photometrics are coming.  
(2) Town Engineer's Comments: Don Oliphant expressed some concerns, some of them being the detention pond, recommendations to maintain curbing, and a possible timer with the photometrics plan.  
(3) Building Department's Comments: None  
(4) Commission's Discussion: After a few discussions took place and it was stated that they will see them again at the next meeting.

**3. 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 lot 7  
Request: The Petitioner is requesting to establish a one (1) lot subdivision and site plan approval.

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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.

Petitioner is requesting a street vacation for that part of the west half of 1<sup>st</sup> 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 1<sup>st</sup> 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.

- (1) Petitioner's Comments: Brad Hensley of Landmark Engineering spoke about the project.
- (2) Town Engineer's Comments: Working on some changes to stormwater etc. should be wrapped up next week.
- (3) Building Dept. Comments:  
Tim Kubiak gave an update to the commission that it is on Town Council agenda and favorable recommendation was received from BZA for rezone and vacation.
- (4) Commission Discussion: N/A

**4. Bobb's Auto Group- Grading Plan Update**

Owner: PSB, LLC./13007 Wicker Ave., Cedar Lake IN 46303  
Petitioner: Bobb's Auto Group, 1109 W 133<sup>rd</sup> Ave., Cedar Lake IN 46303  
Vicinity: 13007 Wicker Ave. Cedar Lake, IN 46303

- (1) Petitioner's Comments: Trudy Buehler spoke on behalf of Bobb Auto Group about the project of moving fill and planning ahead. Lots of dirt to be moved, getting in compacted and she stated it would be done right the first time.
- (2) Town Engineer's Comments: Several Engineers are working together to ensure this is done correct. They are Don Oliphant, Neil Simestead, and Don Torrenga they are also working with Dick Henn as far as taking the dirt/fill. Don Oliphant stated this is beyond just a fill permit, it is a site plan.
- (3) Building Dept. Comments: : Tim Kubiak agrees with Don Oliphant and is concerned with the quantity if dirt.
- (4) Commission Discussion: Site plan approval is recommended , will discuss at next meeting.

**Public Comment:** None.

**Ajournment:** The meeting was adjourned approximately 8:03 p.m.

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Jim Hunley

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Greg Parker

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Diane Cusack

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Patsy Casassa

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Tim Kubiak

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John Kiepora

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John Foreman

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Attest: Shelly Myers, Recording Secretary