

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

Call to Order: 7:03 p.m.
Pledge of allegiance
Roll Call:

Present	Jim Hunley	Present	Tim Kubiak
	Member		Building Commissioner
Present	John Kiepura	Present	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	Diane Cusack		
	Member		
Absent	John Foremen		
	Member		

A motion was made by John Kiepura and seconded by Diane Cusack to remove Diane Cusack as the BZA appointed member from the Plan Commission.

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

A motion was made by Jim Hunley and seconded by Diane Cusack to appoint John Kiepura as the BZA appointed member from the Plan Commission.

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

Minutes: A motion was made by John Kiepura and seconded by Jim Hunley to approve minutes from the June 18, 2014 Public Meeting and the July 2, 2014 Work Session.

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

Old

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

(1)Town Attorney’s Review Tim Kuiper stated all was in order, nothing further required.
(2)Petitioner’s Comments: Robert Brannon discussed his plans for the lots. Several concerns and commission discussions took place about public use, maintaining, development standards, access, plowing, ownerships of certain parcels and landlocked issues. He would like to purchase the right of way and then dedicate it to the town, but uncertain if the town would accept. He did go to county to ensure it is correct on the GIS.

(3) Town Engineer’s Comments: Don Oliphant expressed some concerns also about 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. It is a Policy code. Don Oliphant did state the situation is difficult and there is concern.

(3) Building Department’s Comments: Tim Kubiak agrees with Don Oliphant’s comments and has concerns as well. Several suggestions were made offering some ideas, and footage options etc.

(4) Commission’s Discussion: Multiple Discussions took place, at times some amongst themselves and at times they were inaudible. All members are in agreement that issues would best be continued to the next meeting. Tim Kuiper asked Mr. Brannon to provide a copy of the deed to him via email for him to review. Tim Kubiak told Mr. Brannon he would look in to it also before the work session. This will be revisited at the next work session.

A motion was made by Jim Hunley and seconded by Patsy Casassa to defer this item to the next work session.

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

2. Be

thel 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) Town Attorney’s Review: Jack Huhls (DVG) spoke on plans they are working on. He asked for the item to be continued to the next meeting, but assured us the project is moving right along.

(2) Town Engineer’s Comments: Don Oliphant explained the work on the detention pond will be being started. He recommended a fill permit.

(3) Building Department’s Comments: Tim Kubiak agreed that a fill permit is necessary.

(4) Commission’s Discussion: All members agreed to continue to the next meeting but have Jack Huhls attend the work session prior.

A motion was made by John Kiepura and seconded by Patsy Casassa to continue the item to the next meeting.

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

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.

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 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.

- (1) Town Attorney’s Review: Tim Kuiper has concerns that the final plat document has to be clear. It must make reference of legal description, so by virtue of the approval of this lot the others were vacated. That keeps the lots clean etc. The legal descriptions for the two vacated areas must be on there.
- (2) Petitioner’s Comments: Brad Hensley with Landmark Engineering said he had good news that is that the engineering wrapped up, but the unfortunate news was that it didn’t give Don Oliphant enough time to review. He expressed some concerns about signatures from the town; Tim Kubiak said he will sign. Brad Hensley also explained some of the plans such as positive stormwater direction and permeable pavers etc. and no detention needed.
- (3) Town Engineer’s Comments: Don Oliphant said he would look at it as soon as he gets it.
- (4) Building Dept. Comments: There was clarification since there was an error on the agenda. Due to the vacation being a two part process and since it was inside subdivision, this rarely happens.
- (5)Commission’s Discussion: Decided to approve the preliminary plat as presented.

Motion was made by Jim Hunley and seconded by Diane Cusack to approve the preliminary plat as presented contingent based on the engineer’s review and acceptance.

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

4. Bobb’s Auto Group-Grading/Fill Plan

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

- (1) Petitioner’s Comments: Anthony Tiritilli was present and spoke representing Bobb’s Auto Group. Dick Henn was also present. Multiple lengthy conversations took place in regards to the fill/grading plan. A few changes were made to the plan and concerns that Henn’s property and future building/developmental ability. Several concerns and conversations also took place discussing water connection, sewers, drainage and the retention pond. Dick Henn stated concerns that Bobb Auto Group is quickly running out of season to complete project. Concerns with the time the studies would take to complete. Dick Henn also stated his Engineer Don Torrenge is working with him as well. Several more inaudible conversations took place.
- (2) Town Engineer’s Comments: Don Oliphant explained depressional storage. He also explained that they asked for a wetland study. Shifting of the grating is the issue, and also looking at the land environmentally speaking. Don Oliphant suggested having Trudy Buehler send out for a wetland study to check it out and if it is a wetland mark it, and then stay out of the wetland. Then work the depressional into the grating plan.
- (3) Building Department Comments: Tim Kubiak stated that Mark Kaiser of Christopher Burke Engineering is having Jim Cornett, Public Works Superintendent to get the entire Great Oaks Area cleaned out.
- (4) Commission’s Discussion: It was all discussed in multiple conversations.
- (5) Commission’s Decision: A special meeting needs to be held and they would get started as it was presented today but come back for the finalization and amended approval, keeping dirt out of the east side for now.

Motion was made by Jim Hunley and seconded by Diane Cusack to have a special meeting to be held before next meeting on 8-6-2014 if needed .If the meeting is not needed then it will not take place.

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

Motion was made by Jim Hunley and seconded by Diane Cusack to approve the plan as presented today, contingent on engineering compliance.

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

Other Business: None

Correspondence: None

Public Comment: Jerry Wilkening 10826 131st Ave., he addressed the commission with concerns of the Dark Sky Initiative Requirements, and where we are as a town with it. Tim Kuiper explained how that it is all part of the site plan approval. Greg Parker mentioned we need to work on it. Don Oliphant also explained the requirements. Jerry Wilkening also asked several questions about the sewer etc. of the Bobb Auto Group project and asked for some clarification, to which Greg Parker & Tim Kubiak explained the topics discussed in this meeting as well as topics discussed at past meetings as well. Tim Kubiak stated that Mark Kaiser of Christopher Burke Engineering is having Jim Cornett, Public Works Superintendent to get the entire Great Oaks Area cleaned out.

Adjournment: Greg Parker adjourned the meeting at approximately 8:30 p.m.

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

John Kiepura

John Foreman

Attest: Shelly Myers, Recording Secretary