

**Town of Cedar Lake – Plan Commission  
Work Session Meeting Minutes  
Sept 3, 2014 7:00pm**

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

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

**Roll Call:**  
**Old Business:**

**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 Preliminary Plat approval to establish a four (4) lot subdivision.

- (1) Petitioner’s Comments: Not present  
(2) Town Engineer’s Comments: Don Oliphant stated that Mr. Brannon needs to make a decision.  
(3) Building Department’s Comments: Tim Kubiak stated that we had given him some solutions but we still are not sure what he wants to do. We will listen to it again at the next public meeting. Tim Kubiak will contact Mr. Brannon prior to the next meeting to see what his plans are.  
(4) Commission’s Discussion: Multiple Discussions took place and all members are in agreement that until he gets us what his plans are we are at a standstill.

**2. T & J Landscaping- Plat and Site Plan 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 approval.

- (1)Petitioner’s Comments: Brad Hensley of Landmark Engineering spoke about the project. The landscape plan has some conflicts to resolve. The 8 foot buffer is an issue. If fencing is allowed that can be done. The entrance sign is nothing too fancy and will meet requirements. Another item needing clarification is the parking lot; it is a huge building with a small retail office portion. They are asking for understanding in the actual “use” of the building which will help with the parking issues. It is a non-traditional parking lot.  
(2) Town Engineer’s Comments: The zoning requirement requires an 8 foot wide buffer screen, prefer evergreens. Don Oliphant told Mr. Hensley he would send out the sign requirements. They are still waiting on the photometric plans. Don also stated the land use is a grey area; it is warehouse, retail, and office. He recommended that Mr. Hensley determine the square footage etc. as that will assist in determining the necessary amounts of parking spots etc. It really depends on how the land use is treated.

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(3) Building Department's Comments: Tim Kubiak suggested that when they attend the next public meeting, to come prepared with the number of employees and vehicles, as that will be helpful.

(4) Commission Discussion: Several discussions took place amongst the commission. Several questions were asked and answered accordingly. The commission will discuss more at the next public meeting.

**3. Bobb's Auto Group- Grading /Fill Plan**

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: Not present

(2) Town Engineer's Comments: Don Oliphant mentioned they have not been working out there for a few weeks. We were told we would have had the wetland study back a week or so ago, but still nothing.

(3) Building Dept. Comments: Tim Kubiak mentioned that they are now getting some of the wetland study back. They will be at the next public meeting to determine what they are going to do.

(4) Commission Discussion: This item will be discussed at the next public meeting.

**UPDATE ITEM:**

**1. Monastery South Bond Update**

We received this today a bond extending it for 90 days for the full amount. They have recently repaired curbs, and some bad spots in the road. They are looking for the Plan Commission to see if they can put the final coat of asphalt down. There are a lot of outstanding issues. Several suggestions and solutions were discussed. Tim Kubiak mentioned that any future plans and or requests they would need to be formally requested. Multiple conversations were had and several topics were discussed in relation to the subdivision including the walking path, etc. Don Oliphant stated that three months will pass quickly. The commission will be ready to see what they plan to do at the next public meeting.

**Public Comment:** None.

**Adjournment:** The meeting was adjourned approximately 7:50pm

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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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Jerry Wilkening

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John Kiepura

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John Foreman

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Attest: Shelly Myers, Recording Secretary