



**Town of Cedar Lake – Plan Commission  
Work Session Meeting Minutes  
October 1, 2014 7:00pm**

Call To Order (Time): 7:00P.M.

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Present Jim Hunley

Present John Kiepora

Absent John Foreman

Present Patsy Casassa

Present Jerry Wilkening

Present Greg Parker, Vice President

Present Donald Oliphant, Town Engineer – CBBEL

Absent Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Shelly Myers, Recording Secretary\*

\*Brook Faber was in attendance for training.

**OLD BUSINESS:**

**1. Oakmont Subdivision- Preliminary Plat Approval**

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: No comments.

(3) Building Department's Comments: Tim Kubiak announced that he met with Mr. Brannon. Mr. Brannon is going to apply for a variance to take off 10ft leaving 95ft of frontage on each lot off of Morse Street. There would be a 30ft strip to get to the rear lot. Mr. Brannon is going to do a preliminary drawing with the potential layout of the two houses and turn them in on October 10, 2014 so he can be on the November BZA meeting.

(4) Commission's Discussion: Greg Parker assured that all engineers' comments from previous meeting will get met with this new plan. Tim Kubiak said that all of them are minor and will not be an issue to address.

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

Owner: PSB, LLC. /13007 Wicker Ave., Cedar Lake, IN 46303

Petitioner: Bobb's Auto Group, 11009 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 stated that the wetland analysis was incomplete. They have to do a different kind of test due to construction that has already been done. Don Oliphant issued a letter on September 30th on the items they

- need to address. Greg Parker asked Don Oliphant if he will follow through with that, Don Oliphant answered yes.
- (3) Building Department's Comments: Bobb's Auto Group original approved plan is the one that they will see through.
  - (4) Commission's Discussion: Greg Parker asked if there has been other material dumped there. Don Oliphant stated there might have been one load of asphalt grindings, but there have been dumps from other locations so he cannot say that he knows for a fact. Tim Kubiak added that there was a little bit there and they know a few trucks were there but he can't state that it was dumped there. Jerry Wilkening asked where the domestic water line will be. Tim Kubiak said it will still be the same plan that was approved.

## **NEW BUSINESS:**

### **1. Keep-It-U-Lock- Site Plan Approval**

Owner/Petitioner: Kelvin Gouwens, 13649 Wicker Ave. Cedar Lake, IN 46303  
Vicinity: 13649 Wicker Ave., Cedar Lake, IN 46303  
Request: Petitioner is requesting a site plan approval.

- (1) Petitioner's Comments: Doug Homeyer Surveyor for Keep-It-U- Lock wants to add three buildings in the back that would be 40x140ft. This includes one building that was already approved when the plat was first approved 10 to 12 years ago. The hoop building will be replaced. Discussion took place about expanding the pond and erosion control.
- (2) Town Engineer's Comments: Don Oliphant had minor concerns that will be addressed.
- (3) Building Department's Comments: Tim Kubiak had no issues with the additional building increase. He just wanted to make sure the storm water was taking care of.
- (4) Commission's Discussion: No issues.

### **2. Monastery South Bond Reduction Request**

Owner: Monastery Woods Development, LLC, 131 Ridge Rd., Munster, IN 46321  
Petitioner: McFarland Homes VI, LLC, 2300 Ramblewood Dr., Suite A, Highland, IN 46322  
Vicinity: Monastery Woods South Development  
Request: Petitioner is requesting a reduction in the bond amount.

- (1) Petitioner's Comments: Not present
- (2) Town Engineer's Comments: The only thing that wasn't done was the pavement crack sealing. Don Oliphant was told by Ron McFarland that all curb repairs have been done. Mark Kaiser needs to go inspect it. Don Oliphant thinks that the bond can be reduced to below \$500,000. Discussion took place regarding the re-plat comments from last October, redoing their SWPPP in order to avoid additional fines from the state, and the walk way from the subdivision to the high school, and when it will get constructed. Ian Nicolini had discussed with Ron McFarland having it deeded over to the town. It was deeded over in March 2014. The commission wanted Monastery to construct a guardrail; they do not want to do it. Since they re-platted under the current

ordinance, Don Oliphant let them know that they will have to build Grasselli St. up to town code.

- (3) Building Department's Comments: Tim Kubiak said that Ron McFarland has provided a bid of 750ft of concrete for the walk way including the stone and installation.
- (4) Commission's Discussion: Greg Parker suggested that Tim Kubiak should meet with Denny Wilkening to see who he has that can help out. Jim Hunley asked if we are asking them to put up a guardrail on 129<sup>th</sup> Ave. Tim Kubiak replied that we are asking for a screening or guardrail of some sort, but commission has to approve it first.

**Public Comment:** Jim Hunley asked who is responsible for the retention pond in Lynnsway subdivision. Schilling had purchased the remaining lots in that subdivision. Don Oliphant is going to see what the retention pond was seeded for. Jerry Wilkening brought up outdoor lighting regulations to start at this meeting and present it to the council. Greg Parker wanted to discuss this at next meeting.

**Adjournment:** Time: 7:35pm

---

**Jim Hunley**

---

**Greg Parker**

---

**Diane Cusack**

---

**Patsy Casassa**

---

**Tim Kubiak**

---

**John Kiepura**

---

**John Foreman**

---

**Attest: Shelly Myers, Recording Secretary**