



## **TOWN OF CEDAR LAKE – PLAN COMMISSION PUBLIC MEETING MINUTES**

October 15, 2014      7:00 P.M.

Call To Order (Time): 7:01

Pledge to Flag:

Roll Call:

Present Diane Cusack  
Absent Jim Hunley  
Present John Kiepura, Vice President  
Present Patsy Casassa  
Present Jerry Wilkening

Present Greg Parker, President  
Present Mark Kaiser, Town Engineer-CBBEL  
Present Tim Kuiper, Town Attorney  
Present Tim Kubiak, Building Commissioner  
Present Brooke Faber, Recording Secretary

**MINUTES:** A motion was made by Jerry Wilkening and seconded by John Kiepura to approve Public Meeting on September 17, 2014 and Public Work Session on October 1, 2014 minutes.

**Vote: 6-0**

### **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.

Robert Brannon withdrew his application for preliminary plat approval to establish a four lot subdivision.

#### **2. Bobb Auto Group- Grading/Fill Plan**

Owner: PSB, LLC. /13007 Wicker Ave., Cedar Lake, IN 46303  
Petitioner: Bobb Auto Group, 11009 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303  
Vicinity: 13007 Wicker Ave., Cedar Lake, IN 46303

- (1) Town Attorney's review: No comment
- (2) Petitioner's Comments: Not present
- (3) Town Engineer's Comments: Mark Kaiser mentioned that Don Oliphant sent out letters and is waiting for a response.
- (4) Building Department Comments: Tim Kubiak stated that the grading plan originally approved is the plan that will be used. He wants to keep this on the agenda to keep everyone updated.
- (5) Commission's Discussion: Several discussions took place amongst the commission. Several questions were asked and answered accordingly. The commission decided to defer to next meeting.

A motion was made by John Kiepura and seconded by Jerry Wilkening to defer to next meeting.

Diane Cusack	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	6-0

## **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) Town Attorney's review: No comments
- (2) Petitioner's Comments: Doug Homeier was present to get approval of site plan.
- (3) Town Engineer's Comments: No comments
- (4) Building Department Comments: No comment
- (5) Commission's Discussion: A review of the work session discussions took place. Jerry Wilkening wanted to make sure they can approve without signatures on Operation and Maintenance Manual. Mark Kaiser sees no issue with approving tonight.

A motion made by Patsy Casassa and seconded by Jerry Wilkening to approve site plan approval with Don Oliphant's comments being addressed.

Diane Cusack	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	6-0

### **2. Monastery Woods South Letter of Credit 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 letter of credit amount.

- (1) Town Attorney's review: Tim Kuiper stated that the letter of credit should be reduced to \$469,319 for 12 months.
- (2) Petitioner's Comments: Not present
- (3) Town Engineer's Comments: Mark Kaiser stated that all Don Oliphant's comments were met and that he told McFarland Homes they have to come to the town first before surface pavement is done.
- (4) Building Department Comments: No comments.
- (5) Commission's Discussion: Several discussions took place making sure all Don Oliphant's comments were met. The commission decided to reduce the letter of credit.

Town of Cedar Lake – Plan Commission  
October 1, 2014

A motion made by Jerry Wilkening and seconded by Diane Cusack to approve Letter of Credit reduction request to \$469,319.00 for 12 months.

Diane Cusack	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	6-0

**Commission Comment:** The commission had discussion about the sidewalk from Monastery Woods to Hanover Central High School. They want to put this on for a future work session.

**Public Comment:** No comment

**Adjournment:** Time: 7:48

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**Jerry Wilkening**

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**John Foreman**

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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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**John Kiepura**

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**Attest: Brooke Faber, Recording Secretary**