



TOWN OF CEDAR LAKE – PLAN COMMISSION MINUTES

November 19, 2014 7:00 P.M.

Call To Order (Time): 6:59 P.M.

Pledge to Flag:

Roll Call:

Present Diane Cusack

Present Jim Hunley

Present John Kiepura, Vice President

Absent John Foreman

Present Patsy Casassa

Present Jerry Wilkening

Present Greg Parker, President

Present Donald Oliphant, Town Engineer – CBBEL

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

MINUTES: A motion was made by John Kiepura and seconded by Patsy Casassa to approve Public Work Session on October 1, 2014 and Public Meeting on October 15, 2014 minutes.

Vote: 6-0

OLD BUSINESS:

1. Bobb Auto Group- Grading/Fill Plan

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

Petitioner: Bobb Auto Group, 11009 W. 133rd Ave., Cedar Lake, IN 46303

Vicinity: 13007 Wicker Ave., Cedar Lake, IN 46303

- (1) Town Attorney's review: No comments.
- (2) Petitioner's Comments: Tony Tiritilli wants to be able to put asphalt down before the weather turns bad.
- (3) Town Engineer's Comments: Don Oliphant issued a letter November 13 addressing the violations, recommending a fine, and stop work order if they do not fix the violations.
- (4) Building Department Comments: Tim Kubiak stated that Bobb Auto Group will not receive final occupancy if the Henn property isn't done 100%.
- (5) Commission's Discussion: Several discussions took place amongst the commission. Several questions were asked and answered accordingly.

A motion made by Jerry Wilkening and seconded by Diane Cusack to approve to hold a special meeting on December 3, 2014 with the following regulations addressed; additional storage calculations report per Don Oliphant's letter, site stabilization per Don Oliphant's letter, wetland analysis on way with hard dead line or completed, and asphalt can be laid down. Based on compliance a stop work order or fine could be placed.

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

2. Monastery 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 South Development

Request: Petitioner is requesting a reduction in the LOC amount.

Petitioner submitted LOC No.CL7427LC in the amount of \$469,319.00 expiring October 29, 2016 for acceptance by the Plan Commission.

- (6) Town Attorney’s review: No comments.
- (7) Petitioner’s Comments: No comments.
- (8) Town Engineer’s Comments: No comments.
- (9) Building Department Comments: Tim Kubiak wants to extend letter of credit for two years.
- (10) Commission’s Discussion: No comments

A motion made by Jim Hunley and seconded by John Kiepura to approve to extend the letter of credit for two years.

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

NEW BUSINESS:

1. Centennial Phase 8- Final Plat Review & Bond Request

Owner/Petitioner: Olthof Homes, 8051 Wicker Ave, St. John, IN 46373
Vicinity: Centennial Phase 8, Cedar Lake, IN 46303
Request: Petitioner is requesting a final plat approval. Petitioner is requesting approval to post bond for Phase 8.

- (1) Town Attorney’s review: Tim Kuiper stated that the bond looked good and should be accepted.
- (2) Petitioner’s Comments: Ed Recktenwall is present for any questions.
- (3) Town Engineer’s Comments: No comments.
- (4) Building Department Comments: No comments.
- (5) Commission’s Discussion: No comments.

A motion made by Jerry Wilkening and seconded by Jim Hunley to approve the bond for 272, 464.50 for Centennial Phase 8.

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

A motion made by Jerry Wilkening and seconded by Diane Cusack to approve the Final plat for Centennial Phase 8.

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

There was no public comment and the meeting adjourned at approximately 7:15 P.M.

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

Tim Kubiak

John Kiepura

Attest: Brooke Faber, Recording Secretary