



TOWN OF CEDAR LAKE – PLAN COMMISSION TENTATIVE WORK SESSION

February 4, 2015 7:00 P.M.

Call To Order (Time): 7:02 P.M.

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Present Donald Oliphant, Town Engineer –
CBBEL

Absent Jim Hunley

Present Tim Kuiper, Town Attorney

Present John Kiepora

Present Tim Kubiak, Building Commissioner

Present John Foreman

Present Shelly Myers, Recording Secretary

Present Patsy Casassa

Present Jerry Wilkening

Present Greg Parker

Old Business:

1. T & J Landscaping- Engineering Update/Site Plan Approval

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: No petitioner

(2) Town Engineer's Comments: No comment

(3) Building Department's Comments: No comment

(4) Commission's Discussion: There was no discussion but move to next public meeting.

New Business:

1. Schilling Development- Lakeside Subdivision- Site Plan Approval

Owner: Cedar Lake 133, LLC., PO Box 677, St. John, IN 46373

Petitioner: Schilling Development, PO Box 677, St. John, IN 46373

Vicinity: 5711 W. 133rd. Ave., Cedar Lake, IN, 46303

Legal Description: THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE NINE (9) WEST OF THE SECOND PRINCIPAL MERIDIAN, CONTAINING EITHY (80) ACRES, MORE ORO LESS, IN LAKE COUNTY, INDIANA. (E2. NW. S.25 T.34 R.9 80A.)

Request: Petitioner is requesting Preliminary Plat approval, as required by Subdivision Control Ordinance No. 498. This is required to establish a two hundred (200) lot single family subdivision that is currently zoned R2-Residential single family.

(1) Petitioner's Comments: Jack Slager is here with Schilling Development to give the history and information about the 80 acre subdivision. The subdivision name will be Lakeside zone R2, 200 lots, 80x135ft. The first phase would be the first fifty-six northeast lots. Jack Slager said the reason they are starting with the first fifty-six northeast lots is so they can tap into Robin's Nest pump house. The storm water will go to the retention pond.

(2) Town Engineer's Comments: Don Oliphant asked Jack Slager to talk about the utilities.

(3) Building Department's Comments: No comments.

(4) Commission's Discussion: Several discussions took place amongst the commission. Several questions were asked and answered accordingly.

Update Items:

- **Michelle Bakker, Building Coordinator, Summarized the Lighting and Zoning Ordinance updates.**

Lighting Ordinance:

1. Discussion took place amongst the members about adding this to our current ordinance. A few of the members had copies of lighting plans from other Towns. Tim Kuiper will supply the board with a copy of St. Johns ordinance. The members will read and make their suggestions. This section will be carried over to the next meeting.

Zoning Ordinance update:

1. **Zoning Districts-** Discussion took place about adding a core cottage section, after a lot of discussion the board decided that it would be better to add this section as an overlay or add to the Non-Conforming section of the ordinance. The board will discuss setbacks and lot sizes at the next meeting.
2. **Wetland & Watercourse-** Don Oliphant suggested that we delete this section and make this is a lake front overlay district. This section of the ordinance is very vague and is now strictly monitored by Federal and State agencies. Don Oliphant will do more research on this section and it will be discussed again at the next meeting. The board agreed. We need to add this to the definitions and state which state and federal agencies monitor this, and what permits are required. Add Lake Overlay.
3. **Floodplain District-** Don Oliphant will look into this section of the ordinance and report back to the board at the next meeting. This section is vague and needs to be updated.
4. **Agriculture-** The board discussed changing the acreage for farm animals, changing the rear yard setbacks for construction, and adding a section that better explains the restrictions on chickens and other farm animals. Tim Kuiper suggested that the board look into other town's ordinance to get a better idea of what we could add to this section.

He will get a copy of St. John's open space district. This section will be discussed again at the next meeting.

5. **R1 Zoning-** The building department doesn't have any issues with this section. Delete Wetland.
6. **R-2-** We need to change the lot width back to 80 feet. But leave the total lot size at 10,000sq ft., the rear yards need to be changed to 25% or 30 feet min. The Height needs to be changed to 33ft at the peak to allow for the roof pitched being higher. Top of foundation. Delete Wetland.
7. **Non-Conforming lot-** Start the process of creating an overlay for smaller lots with homes currently on them.

Public Comment: No public comment

Adjournment: Meeting adjourned approximately 8:35 P.M.

Press Session: Plan Commission Public Meeting- February 18, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kieपुरa

Attest: Shelly Myers, Recording Secretary

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