



TOWN OF CEDAR LAKE – PLAN COMMISSION WORK SESSION

March 4, 2015 7:00 P.M.

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

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Absent Jim Hunley

Present John Kiepora

Absent John Foreman

Present Patsy Casassa

Present Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBEL

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Shelly Myers, Recording Secretary

Old Business:

1. T & J Landscaping- Engineering Update/Site Plan Approval/Salt Barn Specs./Address Issue

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: Tim Kubiak had no issues.

(4) Commission's Discussion: Commission decided to discuss at the next public meeting.

New Business:

1. Schilling Development- Lakeside Subdivision-Preliminary Plat/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 present for Schilling Development to talk about the subdivision. Jack Slager mentioned that they have platted for 80ft wide lots, which the ordinance reads 90ft lots so they will be attending the March BZA for approval. A rear yard requirement of 25% is very difficult to calculate on some of the lots so they would like to have a 25 or 30-foot rear yard setback that will also go in front March BZA Commission. Jack Slager put an end to the mystery strip of land in between Robin's Nest and Lakeside Subdivisions. Schilling development had received a recorded deed giving them the strip of land.

(2) Town Engineer's Comments: No comment

(3) Building Department's Comments: No comment

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

2. Lynnsway- Amendment to Final Plat

Owner: Lynnsway Development, LLC, PO Box 677, St. John, IN 46373

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

Vicinity: 14928-A CAREY STREET, 14928-B CAREY STREET, 14938-A CAREY STREET, 14938-B CAREY STREET, 14948-A CAREY STREET, 14948-B CAREY STREET, 15008-A CAREY STREET, 15008-B CAREY STREET, 15018-A CAREY STREET, 15018-B CAREY STREET, 15042-A CAREY STREET, 15042-B CAREY STREET, 15037-A DRUMMOND AVENUE, 15037-B DRUMMOND AVENUE, 15025-A DRUMMOND AVENUE, 15025-B DRUMMOND AVENUE, 15017-A DRUMMOND AVENUE, 15017-B DRUMMOND AVENUE, 15005-A DRUMMOND AVENUE, 15005-B DRUMMOND AVENUE, 14945-A DRUMMOND AVENUE, 14945-B DRUMMOND AVENUE, 14935-A DRUMMOND AVENUE, 14935-B DRUMMOND AVENUE, 14925-A DRUMMOND AVENUE, 14925-B DRUMMOND AVENUE, 14922-A DRUMMOND AVENUE, 14922-B DRUMMOND AVENUE, 14932-A DRUMMOND AVENUE, 14932-B DRUMMOND AVENUE, 14942-A DRUMMOND AVENUE, 14942-B DRUMMOND AVENUE, 15002-A DRUMMOND AVENUE, 15002-B DRUMMOND AVENUE, 15012-A DRUMMOND AVENUE, 15012-B DRUMMOND AVENUE, 15022-A DRUMMOND AVENUE, 15022-B DRUMMOND AVENUE, 15032-A DRUMMOND AVENUE, 15032-B DRUMMOND AVENUE, 15039-A CAREY STREET 15039-B CAREY STREET, 15029-A CAREY STREET, 15029-B CAREY STREET, 15019-A CAREY STREET, 15019-B CAREY STREET, 15009-A CAREY STREET, 15009-B CAREY STREET, 14949-A CAREY STREET, 14949-B CAREY STREET, 14949-B CAREY STREET, 14939-A CAREY STREET, 14939-B CAREY STREET, 14929-A CAREY STREET, 14929-B CAREY STREET

Legal Description: Lynnsway Lot 128-217

Request: Petitioner is requesting a final plat amendment as required by Subdivision Control Ordinance No. 498.

- (1) Petitioner's Comments: Jack Slager is present to answer and to discuss any questions or concerns. They would like to separate them into 50ft lots to create cottage homes instead of duplexes. Jack Slager mentioned with doing so each house will have a specific address instead of the A and B addresses.
- (2) Town Engineer's Comments: Don Oliphant mentioned that people are not going to build a duplex next to cottage home.
- (3) Building Department's Comments: Tim Kubiak mentioned some uniformity of duplexes and single-family homes. Tim Kubiak talked about being a builder wanting to build what they want on, on their own lots.
- (4) Commission's Discussion: Several other discussions took place amongst the commission. Several questions were asked and answered accordingly.

3. Monastery Woods South- Site Plan/Plat Amendment

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

- (1) Petitioner's Comments: Jack Slager is being a consultant for McFarland Homes. While looking at the plans and constructing a drainage issues came up. Jack Slager and McFarland Homes are going to create new back yard drainage for these properties. On 129th will be a new entrance going into the subdivision. Jack Slager wanted to discuss sidewalk placement.
- (2) Town Engineer's Comments: no comments
- (3) Building Department's Comments: Tim Kubiak likes to have the connection of sidewalks for the subdivisions.
- (4) Commission's Discussion: Several other discussions took place amongst the commission. Several questions were asked and answered accordingly.

Update Item:

- (1) Lighting Ordinance- The commissioners will be reviewing the packets given to them by Don Oliphant. There was discussion about restricting the amount of lighting that is on overnight in areas with parking lots and to implementing some of this into the enforcement section in the Lighting Ordinance.
- (2) Zoning Ordinance-
 - i. Residential R-T: The commissions agreed to change: height requirement to 33feet, side yard setbacks to 8 feet and remove the 20%, in addition adds 30ft or which is less, and off street parking and storage of certain vehicles needs to moved to accessory regulations and have a blanket on all zoning districts for this.
 - ii. There are no changes for residential R-M.
 - iii. Business B-1: Michelle is going to create a spreadsheet with all current businesses with correct definitions.

Town of Cedar Lake – Plan Commission
March 4, 2015

- Public Comment:** No Comment
- Adjournment:** Meeting adjourned approximately 9:15 P.M.
- Press Session:** Plan Commission Public Meeting- March 18, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kiepura

Attest: Shelly Myers, Recording Secretary

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