



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

March 18, 2015 7:00 P.M.

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

Pledge to Flag:

Roll Call:

Present Diane Cusack

Absent Donald Oliphant, Town Engineer –  
CBBEL

Present Jim Hunley

Present Tim Kuiper, Town Attorney

Present John Kiepura

Present Tim Kubiak, Building Commissioner

Absent John Foreman

Present Shelly Myers, Recording Secretary

Present Patsy Casassa

Present Jerry Wilkening

Present Greg Parker

**Minutes:**

Amend the agenda and approve minutes for February 18, 2015 and March 4, 2015 motion made by John Kiepura and seconded by Patsy Casassa.

**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) Town Attorney's review: Notices and publications are in order to hold this meeting.
- (2) Petitioner's Comments: Not present.
- (3) Town Engineer's Comments: Tim Kubiak read a letter from Don Oliphant.
- (4) Building Department Comments: Tim Kubiak stated that we have no information on this. Tim Kubiak recommends deferring this item.
- (5) Commission's Discussion: No discussion.

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

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

**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

Request: MERIDIAN, CONTAINING EITHY (80) ACRES, MORE ORO LESS, IN LAKE COUNTY, INDIANA. (E2. NW. S.25 T.34 R.9 80A.)  
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) Town Attorney’s review: Notices and publications are in order to hold this meeting.
- (2) Petitioner’s Comments: Jack Slager with Schilling Development with approval from BZA to have 80ft lot width and a rear yard setback of 30 ft. Jack Slager asked for a one month deferral.
- (3) Remonstrators: Dan Germek, 5620 W 133<sup>rd</sup> Ave, Cedar Lake, IN 46303 his concern is the entrance going into the subdivision. Jack Slager let him know that the entrance is now across from Lemon Lake’s property. Fred Wahlberg, 5706 W 133<sup>rd</sup> Ave, Crown Point, IN 46307 is worried about the traffic coming onto 133<sup>rd</sup> Ave. Martin Zurbriggen, 13730 Reeder Rd, Crown Point, IN 46307 wants to review the plans for drainage.
- (4) Town Engineer’s Comments: N/A
- (5) Building Department Comments: No comment
- (6) Commission’s Discussion: Jerry Wilkening asked about the storm water. Several other discussions took place amongst the commission. Several questions were asked and answered accordingly.

A motion made by John Kiepura and seconded by Jerry Wilkening to defer this item to April 1<sup>st</sup> meeting.

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

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) Town Attorney's review: Notices and publications are in order to hold this meeting.
- (2) Petitioner's Comments: Jack Slager, Schilling Development started off with BZA approval of turning the lots into cottage home lots. Jack Slager is going to keep 6 lots as duplex homes and cottage homes on the other lots.
- (3) Town Engineer's Comments: Tim Kubiak spoke on behalf of Don Oliphant stating he has no issues.
- (4) Building Department Comments: Tim Kubiak had no issues. Tim Kubiak asked if putting no side yard fencing could be place on the plat.
- (5) Commission's Discussion: Greg Parker mentioned how Jack Slager has corrected everything mentioned at last meeting.

A motion made by Jerry Wilkening and seconded by John Kiepura to approve final plat.

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

### 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) Town Attorney's review: N/A
- (2) Petitioner's Comments: Jack Slager is present with information about the sidewalks for Monastery Woods South. Jack Slager wanted to have heavy landscaping instead of sidewalks.
- (3) Town Engineer's Comments: Not present
- (4) Building Department Comments: Tim Kubiak commented on behalf of John Foreman that he is against not having sidewalks.
- (5) Commission's Discussion: Several other discussions took place amongst the commission. Several questions were asked and answered accordingly.

A favorable recommendation to Town Council made by Jerry Wilkening and seconded by Jim Hunley to deed back the land to Monastery Woods Development.

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

A motion made by Jerry Wilkening and seconded by Jim Hunley to eliminate sidewalk requirement along Parrish and 129th, require striping across 129<sup>th</sup> connect to Monastery Woods North, landscape as presented, and sidewalk lay out between lots 228 & 229.

| Diane Cusack | Jim Hunley | John Kiepura | Patsy Casassa | John Foreman | Jerry Wilkening | Greg Parker | Vote |
|--------------|------------|--------------|---------------|--------------|-----------------|-------------|------|
| Yes          | Yes        | No           | Yes           | Absent       | Yes             | Yes         | 5-1  |

A motion made by Jerry Wilkening and seconded by Diane Cusack to approve amended Town Engineer conditions.

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

**Update Item:**

1. Lighting Ordinance- Commissioners are going to look over drafts of other ordinances.
2. Zoning Ordinance- Discussion was about a business spreadsheet, fences, and resort zoning.

Public comment: No comments.

Meeting adjourned approximately 8:20P.M.

**Press Session:** Plan Commission Work Session- April 1, 2015 at 7:00pm

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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**

\_\_\_\_\_  
**Patsy Casassa**

\_\_\_\_\_  
**John Kiepura**

\_\_\_\_\_  
**Attest: Shelly Myers, Recording Secretary**

*The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.*