



## **TOWN OF CEDAR LAKE – PLAN COMMISSION WORK SESSION MINUTES**

April 1, 2015 7:00 P.M.

Call To Order (Time): 7:05 P.M.

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Present Jim Hunley

Present John Kiepura

Absent John Foreman

Present Patsy Casassa

Present Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBBEL

Absent 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: Brandon Hensley is present to address some of the issues. Brandon Hensley described the salt barn for Don Oliphant. He does not currently know the height of the proposed salt barn and asked what the maximum height could be. Tim Kubiak said it was 14ft.
- (2) Town Engineer's Comments: Don Oliphant asked about the salt barn.
- (3) Building Department's Comments: Tim Kubiak wants to know the height of the salt barn to see if T&J Landscaping needs to go for a variance.
- (4) Commission's Discussion: Greg Parker does not want the height to hold up the project.

#### **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.)

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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, Schilling Development, wanted to mention everything they have done already. They have advertised to get approval at BZA and Plan Public meeting. Jack Slager is going to BZA for 80ft width lots and 25ft rear setback. Jack Slager gave an update about the 10 foot strip of land dividing this subdivision for Robins Nest; they now currently own that piece of land. Jack Slager asked what they want to do about sidewalks on 133<sup>rd</sup>. They would prefer not to put a sidewalk in, but would do a crosswalk to Lemon Lake. They would prefer to not have on-street parking. With doing that the houses, facing the main road would have 3-car garages with the driveway being the width of the garage.
- (2) Town Engineer's Comments: Don Oliphant was saying the main road would be consider a collector street width but will not have the extra 3ft of street parking.
- (3) Building Department's Comments: Tim Kubiak liked having a well landscape entrance with walkway instead of sidewalks going nowhere.
- (4) Commission's Discussion: Jerry Wilkening asked about the difference between 25% and 25ft rear yard setback. Greg Parker stated that it is hard to determine 25% on pie shape lots.

**New Business:**

**1. BP-Herman Fisher- Preliminary Plat/Site Plan Approval**

Owner: Herman Fisher, 7404 E. Plank Trail, Frankfort, IL 60423  
Petitioner: Cleon Stutler, 2155 Willowcreek Rd, Portage, IN 46368  
Vicinity: 13302 Wicker Ave, Cedar Lake, IN 46303  
Legal Description: PT NE NE S.29 T.34 R.9 (100X100FT.) .230 AC,  
PT NE1/4 NE1/4 S.29 T.34 R.9 1.037AC SUBJ TO ESMT,  
PT. NE NE 164 X 198FT. S.29 T.34 R.9 .761AC. SUBJ. TO EASEMENT,  
PT NE NE S.29 T.34 R.9 PERPETUAL R/W EASM'T 17.5X 198FT .079AC  
Tax Key Number(s): 45-15-29-229-022.000-014, 45-15-29-229-021.000-014,  
45-15-29-229.019.000-014, 45-15-29-229-020.000-014  
Request: Petitioner is requesting Preliminary Plat approval to establish a three (3) lot subdivision.

- (1) Petitioner's Comments: Not present
- (2) Town Engineer's Comments: Don Oliphant mentioned that the engineer for the project has not started a plat due to the owner request.
- (3) Building Department's Comments: Tim Kubiak talked about the contamination from leaking tank will get taken care of in June or July.
- (4) Commission's Discussion: No discussion

**Update Item:**

1. Zoning & Lighting Ordinance Update- Discussion took place about fences, accessory buildings, pools, and decks. Commission also received an updated Lighting Ordinance from Don Oliphant.

**Public Comment:** No public Comment

**Adjournment:** Approximately 9:00P.M.

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**Press Session:** Plan Commission Public Meeting- April 15, 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**

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**Patsy Casassa**

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**John Kiepura**

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**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.*