



**TOWN OF CEDAR LAKE – PLAN COMMISSION**  
**PUBLIC MEETING MINUTES**  
April 15, 2015 7:00 P.M.

Call To Order (Time): 7:03 P.M.

Pledge to Flag:

Roll Call:

Present Diane Cusack

Present Jim Hunley

Present John Kiepura

Present 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

**Minutes:** A motion made John Kiepura and seconded by Diane Cusack to approve January 21, 2015 Public Meeting Minutes, March 18, 2015 Public Meeting Minutes, and April 1, 2015 Work Session. Roll Call Vote: 7-0.

**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: None
- (2) Petitioner’s Comments: John Schilling was present.
- (3) Town Engineer’s Comments: Don Oliphant said that his major comments have been addressed and complete. Don Oliphant said to continue the engineer comments and amend the site plan.
- (4) Building Department Comments: Tim Kubiak wants to address the salt barn without knowing that this was going to happen.
- (5) Commission’s Discussion: John Kiepura asked if they were doing the salt barn now. Don Oliphant answered that they need the variance for the height and the setback first. Jerry Wilkening asked what the limit at the lot line is. Don Oliphant answered .5-foot candles. Greg Parker asked besides the variance is T & J able to be approve tonight.

A motion made by Jim Hunley and seconded by Jerry Wilkening to approve the amend site plan along with Town Engineers comments addressed.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

**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) Town Attorney’s review: None.

- (2) Petitioner’s Comments: Jack Slager, Schilling Development, and Doug Landtec Studies, engineer, are present for a one month deferral to address engineer comments. Jack Slager has no problem putting in a sidewalk. In return, asked to be able to put the sidewalk at 40ft instead of 50ft.
- (3) Town Engineer’s Comments: Don Oliphant has engineer comments but nothing major.
- (4) Building Department Comments: None.
- (5) Commission’s Discussion: Greg Parker stated that a sidewalk has to get put in and had no issues with the 40ft.

A motion made by Jerry Wilkening and seconded by Diane Cusack to defer to next public meeting.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

**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) Town Attorney’s review: Notices and publications are in order to hold this meeting. BZA re-approved the variance with petitioner absent in the last public BZA meeting.
- (2) Petitioner’s Comments: not present.
- (3) Town Engineer’s Comments: Don Oliphant no plat document yet.
- (4) Building Department Comments: no comment
- (5) Commission’s Discussion: John Foreman asked when they want to start. Tim Kuiper responded that they have been having delays.

A motion made by Jerry Wilkening and seconded by John Foreman motion to defer to next public meeting.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

**Update Item:**

- 1. Zoning Ordinance Update –Discussion took place about manufacturing categories. A meeting will take place with Tim Kuiper to discuss business and industrial. Discussion took place about Industrial zoning and if there was a need for both zoning districts.

No public comment and meeting adjourned approximately 8:30 P.M.

**Press Session:** Plan Commission Work Session – May 6, 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: Brooke Faber, 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.*