



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

May 6, 2015 7:00 P.M.

Call To Order (Time): 7:01 P.M.

Pledge to Flag:

Roll Call:

Present Diane Cusack

Present Jim Hunley

Present John Kiepura

Present John Foreman

Present Patsy Casassa

Absent Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBEL

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

### **Old 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: No petitioner.
- (2) Town Engineer's Comments: Don Oliphant told the commission that they are still working on water and sewer with NIES.
- (3) Building Department's Comments: Tim Kubiak had no comment
- (4) Commission's Discussion: Commission decided to discuss at next public meeting.

#### **2. 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,

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Request: 45-15-29-229.019.000-014, 45-15-29-229-020.000-014  
Petitioner is requesting Preliminary Plat approval to establish a three (3) lot subdivision.

- (1) Petitioner's Comments: Cleon Stuttler was present to inform the commission when the plat will be completed and asked about the water line.
- (2) Town Engineer's Comments: Don Oliphant will look into engineer when plat is received.
- (3) Building Department's Comments: Tim Kubiak stated that the BZA re-approved the variance for the drive-thru and setback. A question was asked when water will be provided for people on US 41. Tim Kubiak commented that the bidding process is happening but BP cannot hook into the water line until environmental issues are resolved.
- (4) Commission's Discussion: Commission decided to discuss at public meeting.

**Update Item:**

1. Faith Church Letter of Credit Extension- Don Oliphant stated that the letter of credit expires on May 15, 2015. They just started on water extension and will not have public improvement done in time.
2. Zoning & Lighting Ordinance Update- There were no changes to Conditional A or B. Supplementary Zoning taking out section 1: A. does not apply with changes we have made to Residential zoning districts. Instead, add deck and IDEM information to this section. Landscaping bonds need to be discussed and come up with a plan or direction on placement of trees.

No public comment and meeting adjourned approximately 7:25 P.M.

**Press Session:** Plan Commission Public Meeting – May 20, 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 Kiepora**

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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.*