



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

May 20, 2015 7:00 P.M.

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

Pledge to Flag:

Roll Call:

Present Diane Cusack

Absent 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 Brooke Faber, Recording Secretary

Minutes:

A motion made by John Kiepura and seconded by Jerry Wilkening to approve April 15, 2015 Public Meeting & May 6, 2015 Work Session minutes. Roll Call Vote: 6-0

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) Town Attorney’s review: Tim Kuiper asked Jack Slager if he would like to defer 30 or 60 days.
- (2) Petitioner’s Comments: Jack Slager is present for Lakeside development. Jack Slager updated the commission on the retention pond size and information on the storm water issues. Jack Slager got an update from Peerless Midwest that Robin’s Nest pump house is not adequate to supply Lakeside Subdivision. Schilling Development is on a stand-by until the water supply is fixed. Jack Slager requested to defer back 60 days.
- (3) Town Engineer’s Comments: Don Oliphant agreed that the retention pond size has been agreed upon.
- (4) Building Department Comments: Tim Kubiak said that May 19, 2015 Town Council approved to have NEIS Engineering to do a compressive study to how to improve the water supply.
- (5) Commission’s Discussion: Greg Parker stated that they are working on the water issue. The Town Council is aggressively trying to find a solution for the water problem. Jerry Wilkening asked Tim Kubiak, what is the deadline NEIS Engineering has to turn the report in. Tim Kubiak responded to Jerry Wilkening question is 45 day maximum.

A motion made by John Kiepura and seconded by Jerry Wilkening to defer this item 60 days. July 15, 2015 Public Meeting.

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

2. BP-Herman Fisher- Preliminary Plat/Site Plan Approval

Owner: Herman Fisher, 7404 E. Plank Trail, Frankfort, IL 60423

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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 one (1) lot subdivision.

- (1) Town Attorney’s review: no comment
- (2) Petitioner’s Comments: not present
- (3) Town Engineer’s Comments: Don Oliphant got a re-submittal and responded back right away. Don Oliphant had some comments about the plat, saw the whole swift, and addressed only a few of the comments from previous letter. Don Oliphant asked if commission wants sidewalks on 133rd and US 41.
- (4) Building Department Comments: No comment
- (5) Commission’s Discussion: Greg Parker said sidewalks need to be on both streets.

A motion by Diane Cusack and seconded by Patsy Casassa to defer to next meeting.

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

Update Item:

- 1. Monastery Woods South Pavement Update- Jack Slager is present for Monastery Woods South. Last fall Jack Slager came in to request to pave the south portion of the subdivision. Monastery Woods South has provided a sign to direct construction vehicles to use the 129th entrance.
A motion made by John Foreman and seconded by Diane Cusack to waive the Monastery Woods South to allow the final asphalt approved by the town’s engineer.

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

- 2. Zoning & Lighting Ordinance Update- Discussion took place of M1 and M2 in the industrial zoning district.

Public Comment: Brenda Roberts, 15008 Morse St, is present to question water supply to her property. Brenda Roberts has people looking into her property to build a subdivision or recreational facility but not having town water has created an issue with her property selling. John Foreman commented on the issue. John Foreman talked about the west and east side water plans. If a developer would like to expand the water, the developer would invest the money into the expansion of the line. When the Town of Cedar Lake took over Robin’s Nest, they thought that the pump house would be able to supply more than the subdivision. Once having control over Robin’s Nest, the town realized that it is not capable to supply more than the subdivision. Greg Parker stated that whichever water utility gets closer to you would make more sense to tap in to that line. The expansion of the water line is as demanded.

Adjournment: Meeting adjourned approximately 8:05 P.M.
Press Session: Plan Commission Work Session – June 3, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kiepura

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.