



TOWN OF CEDAR LAKE – PLAN COMMISSION WORK SESSION

June 3, 2015 7:00 P.M.

Call To Order (Time): 7:00P.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 – 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.

Note: This item has been deferred 60 days until July 15, 2015 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, 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) Petitioner's Comments: not present
- (2) Town Engineer's Comments: Don Oliphant stated nothing new has been going on with this project. Don Oliphant received a very small e-mail but nothing substantial.
- (3) Building Department's Comments: no comments
- (4) Commission's Discussion: no discussion

New Business:

1. Darlene & Ralph Evenhouse- Preliminary Plat Approval

Owner/Petitioner: Darlene & Ralph Evenhouse, 6811 W. 141st Ave., Cedar Lake, IN 46303
Vicinity: 6811 W. 141st Ave., Cedar Lake, IN 46303
Legal Description: The West 330 feet of the East 1489.25 feet of the North 660 feet of the North Half of the Northeast Quarter of Section 35, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana.
Tax Key Number(s): 45-15-35-202-002.000-043

Request: Petitioner is requesting a preliminary plat to re-subdivide five (5) acres into three (3) lots. Two of the lots would be approximately 1.5 acres in size on 141st Ave and one lot approximately two (2) acres in size on the south side of the property.

- (1) Petitioner’s Comments: Jessica Yack, 6811 W. 141st Ave, is present to re-subdivide five acres into three lots. Jessica Yack is working on getting the survey of the property.
- (2) Town Engineer’s Comments: Don Oliphant just needs a survey of the property.
- (3) Building Department’s Comments: No comments
- (4) Commission’s Discussion: No discussion

2. Centennial Phase 9- Final Plat Review & Bond Request

Owner/Petitioner: Olthof Homes, 8051 Wicker Ave, St. John, IN 46373
Vicinity: Centennial Phase 9, Cedar Lake, IN 46303
Request: Petitioner is requesting a final plat approval. Petitioner is requesting approval to post bond for Phase 9.

- (1) Petitioner’s Comments: Joel, Olthof Homes, is present with an update of the Centennial Subdivision. Centennial has the clubhouse completed and the playground equipment is currently being bided out. Playground will be complete by the end of summer. Centennial is asking a waiver to be able to lay surface asphalt on Phase 7 and 8. The average house completion time is approximately 15 weeks.
- (2) Town Engineer’s Comments: Don Oliphant said that they are requesting the same thing like Monastery Woods South. Don Oliphant said that Phase 8 is only about 11 lots.
- (3) Building Department’s Comments: Tim Kubiak told Joel from Olthof Homes that the Town plans on doing reconstruction on Parrish Ave. Tim Kubiak would want the Town and Centennial to fix the road at the same time.
- (4) Commission’s Discussion: John Kieपुरa asked if it is 80% sold or built. Jerry Wilkening asked from lot sold how long until completion.

Update Item:

- 1. Zoning & Lighting Ordinance Update-Discussion took place on Non-Conforming, General Use Regulations, Manufactured Homes, Performance Standards, Administration & Enforcement, Amendment of Zoning Ordinance, and General Provisions.
- 2. Hanover Central sidewalk- RDC and the School Board are trying to put a traffic light for entrance on 133rd. The School Board meeting approved the plans. Don Oliphant stated that the sidewalk is 6ft out of the right away. Don Oliphant said that we could have it as site plan approval. Requested that this be on July’s agenda for final plat approval and amendment site plan.

Public Comment: No public comment
Adjournment: Meeting adjourned approximately 8:15 P.M.
Press Session: Plan Commission Public Meeting – June 17, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kieपुरa

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.