



TOWN OF CEDAR LAKE – PLAN COMMISSION PUBLIC MEETING

June 17, 2015 7:00 P.M.

Call To Order (Time): 7:02 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 – CBEL

Absent Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

*David Austgen filled in for Tim Kuiper

Minutes:

A motion made by Jerry Wilkening and seconded by Patsy Casassa to approve May 20, 2015 Public Meeting & June 3, 2015 Work Session minutes.

Vote: 5-0

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.

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,

Town of Cedar Lake – Plan Commission
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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 one (1) lot subdivision.

- (1) Town Attorney's review: No comment.
- (2) Petitioner's Comments: No comment.
- (3) Town Engineer's Comments: No comment.
- (4) Building Department Comments: No comment.
- (5) Commission's Discussion: No comment.

A motion made by Jim Hunley 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
Absent	Yes	Yes	Yes	Absent	Yes	Yes	5-0

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) Town Attorney's review: No comment.
- (2) Petitioner's Comments: Jessica Yack, 6811 W. 141st Ave, Cedar Lake, IN 46303 is present to divide her 5 acres into 3 separate lots. Today the Commission and Town Engineer got copies of the plat.
- (3) Town Engineer's Comments: Don Oliphant would like to be able to review the plat more before approval.
- (4) Building Department Comments: Tim Kubiak commented that he would also like to review the plat before a motion is made.
- (5) Commission's Discussion:

A motion by John Kiepura and seconded by Patsy Casassa to defer to Special Public Meeting on July 1, 2015.

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

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) Town Attorney's review: No comments.
- (2) Petitioner's Comments: Joe Lenahan from Olthof Homes is present to request a bond of \$144,344.70 and inspection fees of \$12,743.97. The last meeting there was discussion about asking for a waiver of the final asphalt but they are disregarding that request.
- (3) Town Engineer's Comments: Don Oliphant recommends approving the bond.
- (4) Building Department Comments: No comment.
- (5) Commission's Discussion: Jim Hunley asked about the progress of 141st and Parrish project. The answer was with the rain there has been a delay.

A motion made by Jim Hunley and seconded by Patsy Casassa to approve bond request of \$114,344.70 and \$12,743.97 inspection amount based on the Town Engineers recommendation.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Absent	Yes	Yes	Yes	Absent	Yes	Yes	5-0

3. Hanover Central High School- Site Plan Review/Final Plat Amendment

Owner: Hanover Community School Corporation, 9520 W. 133rd Ave., Cedar Lake, IN 46303
Petitioner: Hutton & Hutton Architects & Engineers, 6832 Calumet Ave., Hammond, IN 46324
Vicinity: 10120 W. 133rd Ave., Cedar Lake, IN 46303
Legal Description: Hanover Central Campus Sub Lot 1Ex. Field house & Spec. gym parcel
Request: The Petitioner is requesting site plan review and final plat amendment.

- (1) Town Attorney's review: David Austgen commented that the Town's participation financially is being looked at for this project. David Austgen recommended that we defer this item for Special Public Meeting on July 1, 2015.
- (2) Petitioner's Comments: Hanover Central would like to move the sidewalk 6ft from where they currently are.
- (3) Town Engineer's Comments: Don Oliphant issued a letter today about legal description and small label comments. Don Oliphant asked if they are just going to crack fill and reseal it. The answer to Don Oliphant's question was yes.
- (4) Building Department Comments: Tim Kubiak asked about the right-away extension.
- (5) Commission's Discussion:

A motion made by Patsy Casassa and seconded by Jerry Wilkening to defer for two weeks for a Special Public Meeting on July 1, 2015.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Absent	Yes	Yes	Yes	Absent	Yes	Yes	5-0

Update Item:

1. Zoning & Lighting Ordinance Update- No discussion took place on this item.

No Public Comment and meeting adjourned approximately 7:34P.M.

Press Session: Plan Commission Public Meeting – July 1st, 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.