



TOWN OF CEDAR LAKE – PLAN COMMISSION SPECIAL PUBLIC MEETING & WORK SESSION MINUTES

July 1, 2015 7:00 P.M.

Call To Order (Time): 7:02

Pledge to Flag:

Roll Call:

Present Diane Cusack

Present Jim Hunley

Present John Kiepura

Present John Foreman

Present Patsy Casassa

Absent Jerry Wilkening

Absent Greg Parker

Present Donald Oliphant, Town Engineer – CBEL

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

Special Public Meeting:

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: Tim Kuiper stated this was properly advertise and continued from June 16, 2015 public meeting.
- (2) Petitioner's Comments: Jessica Yack, 6811W. 141st Ave., Cedar Lake, IN 46303 is present to answer any questions.
- (3) Town Engineer's Comments: Don Oliphant asked if they were going to resubmit the preliminary plat to move forward to final plat.
- (4) Building Department Comments: Tim Kubiak stated that they will have to wait 30 days to record the Mylar.
- (5) Commission's Discussion: Jim Hunley asked if it can still get approved.

A motion made by Jim Hunley and seconded by Diane Cusack to approve preliminary plat contingent on engineer comments.

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

2. 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. Fieldhouse & Spec. gym parcel
Request: The Petitioner is requesting site plan review and final plat amendment.

- (1) Town Attorney's review: no comment.
- (2) Petitioner's Comments: Robyn Pappenheim, Garcia Consulting Engineer working under Hutton & Hutton Architects & Engineer, addresses Don Oliphants comments and sent resubmitted.
- (3) Town Engineer's Comments: Don Oliphant stated the site plan only had minor comments.
- (4) Building Department Comments: No comments.
- (5) Commission's Discussion: No discussion

A motion by Jim Hunley and seconded by Diane Cusack to approve amended site plan subject to the town engineer comments for the ADA and recommendation to Town Council to accept the additional plat of dedication for the additional right away.

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

3. Centennial Phase 3- Certificate of Correction

Owner/Petitioner: Olthof Homes, 8051 Wicker Ave, St. John, IN 46373
Vicinity: Centennial Phase 9, Cedar Lake, IN 46303
Request: Petitioner is requesting approval of certificate of correction for Phase 3.

- (1) Town Attorney's review: Tim Kuiper has nothing for this item.
- (2) Petitioner's Comments: Joel, Olthof Homes, the surveyor made a minor mistake drawing line 2-inch over.
- (3) Town Engineer's Comments: no comment.
- (4) Building Department Comments: Don Oliphant put on paper that there was no comment on this item.
- (5) Commission's Discussion: no discussion.

A motion made by John Foreman and seconded by Jim Hunley to approve certificate of correction for phase 3.

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

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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" 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: No Petitioner.
- (3) Town Engineer's Comments: no comment
- (4) Building Department Comments: Tim Kubiak said at the next meeting they will be present with preliminary plat for approval.
- (5) Commission's Discussion: no comment

Update Item:

1. Zoning & Lighting Ordinance Update- no discussion took place.

No public comment and meeting adjourned approximately 7:20 P.M.

Press Session: Plan Commission Public Meeting – July 15, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

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John Kiepora

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.