



TOWN OF CEDAR LAKE – PLAN COMMISSION TENTATIVE PUBLIC MEETING

July 15, 2015 7:00 P.M.

Call To Order (Time): 7:00 P.M.

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Present Jim Hunley

Present John Kiepura

Present John Foreman * arrived at 7:03P.M.

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. Darlene & Ralph Evenhouse- Final 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 got an indirect message that the petitioner will not be able to attend tonight's meeting.
- (2) Petitioner's Comments: not present.
- (3) Town Engineer's Comments: Don Oliphant received the final plat today July 15 at 2:00pm Don Oliphant talked to Jessica Yack, petitioner, about having a special public meeting the first Wednesday in August.
- (4) Building Department Comments: no comment
- (5) Commission's Discussion: no comment

A motion made by Jerry Wilkening and seconded by Jim Hunley to continue this item to August 5, 2015 Special Public Meeting.

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

New 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: No Comment
- (2) Petitioner's Comments: Not present
- (3) Town Engineer's Comments: No Comment
- (4) Building Department Comments: Tim Kubiak talked to Jack Slager from Schilling Development stating that Jack Slager will not be present at this meeting. Jack Slager asked Tim Kubiak to mention deferring this item to August 19, 2015 Public Meeting.
- (5) Commission's Discussion: No discussion took place

A motion made by Jim Hunley and seconded by John Kiepura to defer to August 19, 2015 Public Meeting.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Absent	Yes	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
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: N/A
- (2) Petitioner's Comments: Cleon Stutler, 2155 Willowcreek Rd, Portage, IN 46368 is present along with Herman Fisher, 7404 E. Plank Trail, Frankfort, IL 60423.
- (3) Town Engineer's Comments: Don Oliphant has no more comments on the preliminary plat but there are still comments for on the site plan. Don Oliphant suggested that we approve the preliminary plat but hold off on site plan until the current comments have been addressed.
- (4) Building Department Comments: Tim Kubiak is content with the progress that is happening.

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(5) Commission's Discussion: Jerry Wilkening asked about the items that have not been addressed on the letter Don Oliphant wrote on July 14, 2015. Don Oliphant stated that they are all very minor. Jerry Wilkening asked about the duplexes behind the property and concerns they might receive the storm water from the BP and McDonalds properties. Don Oliphant answered that all the drainage goes east into a catch basin.

A motion made by Jerry Wilkening and seconded by Jim Hunley to approve preliminary plat and continue the site plan to Special Public Meeting on August 19, 2015.

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

A motion made by Jim Hunley and seconded by Jerry Wilkening to continue the site plan to Special Public Meeting on August 19, 2015.

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

3. Bobb Auto Group- Water Main Acceptance

Owner: PSB, LLC. /13007 Wicker Ave., Cedar Lake, IN 46303
Petitioner: Bobb's Auto Group, 11009 W. 133rd Ave., Cedar Lake, IN 46303
Vicinity: 13007 Wicker Ave., Cedar Lake, IN 46303

- (1) Town Attorney's review: Tim Kuiper stated that the water main is finished, before anyone can tie into the line the Town has to accept the water line first.
- (2) Petitioner's Comments: N/A
- (3) Town Engineer's Comments: No Comment
- (4) Building Department Comments: Tim Kubiak stated that a maintenance bond will be put into place. Tim Kubiak also mentioned in our motion we need to include contingent on two-water test. The maintenance bond would be 3-year period for \$18,946.70.
- (5) Commission's Discussion:

A motion made by Jim Hunley and seconded by Jerry Wilkening to approve water main, contingent on the two-water test approval, and establish a maintenance letter of Credit of \$18,946.70.

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

A motion made by John Kiepura and seconded by Jerry Wilkening to amend the agenda to include June 17, 2015 Public Meeting and July 1, 2015 Work Session Minutes approval.

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

Update Item:

1. Zoning & Lighting Ordinance Update-Discussion took place about Off-Street Parking and Signs.

No public comment and meeting adjourned at 7:45P.M.

Press Session: Plan Commission Work Session – August 5, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

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.