



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

August 5, 2015 7:00 P.M.

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

Pledge to Flag:

Roll Call:

Absent 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

Absent Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

Special Meeting:

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 final plat approval 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.

Deferred from July 15, 2015 Public Meeting to Special Meeting

- (1) Town Attorney's review: Deferred properly from last public meeting.
- (2) Petitioner's Comments: no comments.
- (3) Town Engineer's Comments: no comments.
- (4) Building Department Comments: no comments.
- (5) Commission's Discussion: Everything is okay to approve.

A motion made by Patsy Casassa and seconded by Jerry Wilkening to approve final plat.

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

2. BP- Herman Fisher – Final Plat/ Site Plan

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 site plan approval to establish a one (1)-lot subdivision.

Deferred from July 15, 2015 Public Meeting to Special Meeting

- (1) Town Attorney's review: Properly deferred from July 15, 2014 Public meeting.
- (2) Petitioner's Comments: not present.
- (3) Town Engineer's Comments: Don Oliphant has few small comments and has not heard anything from them since July 14, 2015.
- (4) Building Department Comments: no comment.
- (5) Commission's Discussion:

A motion made by John Foreman and seconded by Jerry Wilkening to defer to August 19, 2015 Public Meeting.

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

Work Session:

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.

Deferred 30 days to August 19, 2015 Public Meeting.

Update Item:

1. Zoning & Lighting Ordinance Update-Commissioners received a draft of the entire Zoning Ordinance to review.

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

Press Session: Plan Commission Public Meeting – August 19, 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.