



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
PUBLIC MEETING & WORK SESSION MINUTES  
SEPTEMBER 2, 2015 7:00 P.M.**

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

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

**Special Meeting:**

**1. 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.

1. Town Attorney's review: no comment.
2. Petitioner's Comments: Herman Fisher would like to place a speed bump by the southern exist due to residents speeding through to go over to McDonalds.
3. Town Engineer's Comments: Don Oliphant said the plat is good. There are a few comments and things to get fix but they are working on it.
4. Building Department Comments: Tim Kubiak updated the board that McDonalds wants to keep the easement the way it is. Everything that was place in the easement has been moved east. The easement has been moved to its original location per the agreement between McDonalds and BP.
5. Commission's Discussion: John Foreman asked that if people are getting gas than want to get a car wash if there are specific turn lanes or any direction. Several other discussions took place amongst the commission. Several questions were asked and answered accordingly.

A motion made by John Forman and seconded by Patsy Casassa to approve the amended site plan and final plat contingent on final town engineer comments.

John Kiepora	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
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.*  
*Deferred to September 16, 2015 Public Meeting.*

**New Business:**

**1. Cedar Lake Ministries-Amendment to Development Plan & PUD**

Owner: Cedar Lake Ministries, PO Box 665, Cedar Lake, IN 46303  
Petitioner: Robert L. McRae, 13701 Lauerman St, Cedar Lake, IN 46303  
Vicinity: 13701 Lauerman, Cedar Lake, IN 46303  
Legal Description: LEGAL DESCRIPTION (Not for use on legal documents): CEDAR LAKE MINISTRIES LOTS 1, 10, 23, 31, 36, 74, 77 & 80 & OUTLOTS 1 to 7 & 61A & 61B & RIGHT OF WAYS & WALKWAY 21.468 AC NET ACRES: 21.468

Request: The Petitioner is requesting site plan review and final plat amendment.

1. Town Attorney's review: Tim Kuiper said that to decide if it is a little or big change depends on if it affects the storm water or any other major changes with utilities.
2. Petitioner's Comments: Cedar Lake Ministries would like to subdivide a few of the lots, make a few roads wider, increase the size of an outlot and turn an outlot into buildable lots, and clean up property lines on two other lots.
3. Town Engineer's Comments: Don Oliphant said they want to subdivide some of the lots. It is a PUD so we have to decide if it is a little or big change.
4. Building Department Comments: Tim Kubiak mentioned there are highlighted areas on the survey to show the lot changes. Tim Kubiak said approximately five lots are being added. At the public meeting is when we decided if it is a major change or not.

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5. Commission's Discussion: Several other discussions took place amongst the commission. Several questions were asked and answered accordingly. Cedar Lake Ministries will be turning in a new plat at the next meeting.

**Update Item:**

1. Zoning & Lighting Ordinance Update

No public comment and adjourned at 7:30 P.M.

**Press Session:** Plan Commission Public Meeting – September 16, 2015 at 7:00pm

*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.*