



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION - MINUTES
OCTOBER 7, 2015 7:00 P.M.**

Call To Order (Time): 7:03 P.M.

Pledge to Flag:

Roll Call:

Present 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 – CBBEL

Absent Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

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.

Deferred to December 16, 2015 Public Meeting.

1. Petitioner's Comments: Not Present
2. Town Engineer's Comments: No Comment
3. Building Department Comments: Tim Kubiak stated there was an approval to do a trace fracture analysis for the water. Working to come up with some solutions for the water. Need direction on where to put the wells.
4. Commission's Discussion: None

New Business:

1. Hanover High School Athletic Fields – Site Plan

Owner: Hanover School Corporation, 9520 W. 133rd Avenue, Cedar Lake, IN 46303

Petitioner: Hutton & Hutton, Architects & Engineers, 6832 Calumet Avenue, Hammond, IN 46324

Vicinity: 10120 W. 133rd Avenue, Cedar Lake, IN 46303

Legal Description: Pt. E.1/2 SW.1/4 S.21 T.34 R.9 Ly'ng E. of RR 17.639Ac

Tax Key Number(s): 45-15-21-377-005.000-014

Request: Petitioner is requesting site plan approval to establish Athletic Fields, Parking and detention pond.

1. Petitioner’s Comments: Bill Hutton, Mary Joan Dickson a board member and Tom Taylor, Superintendent. Presentation of a site plan for 17 acres the school purchased a year ago, next to existing property. Plan is to develop an athletic practice area, that would include a baseball field, softball field, two football fields and a soccer field. Also to add 284 or 220 additional parking spaces, to the right of the parking a possible storage building, concession stand, and bathrooms. Have been working closely with Jill Murr, Tim Kubiak and Don Oliphant to create a new detention pond next to 133rd Avenue. To help drain 133rd and to drain the practices fields and some of the parking lot.
2. Town Engineer’s Comments: No comment.
3. Building Department Comments: Tim Kubiak asked about the road to the west, there is a gate entrance drawn. That is not really a road, does the school plan on paving that for traffic flow. Will not be using in this phase.
4. Commission’s Discussion: The parking lot to the north, the detention basin is there for just that parking lot. Don Oliphant stated they have been made aware there are two separate breaks in the property, there is the high point up there. Will work on logistics as to what will go to the upper pond.
October 21, 2015 Final Approval.

Update Item:

1. Zoning & Lighting Ordinance Update – Continuing to update

Meeting adjourned at 7:14 p.m.

Press Session: Plan Commission Public Meeting – October 21, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kieपुरa

Attest: Brooke Faber, Recording Secretary