



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING - MINUTES
NOVEMBER 18, 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 – CBBEL

Present Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

Minutes:

A motion made by John Kiepura and seconded by Jerry Wilkening to approve September 16, 2015 Public Meeting & October 7, 2015 Work Session Minutes.

Vote 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

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.

2. 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: Not Present
2. Town Engineer's Comments: Don Oliphant stated that we only have conceptual plans for this project.
3. Building Department Comments: Tim Kubiak stated they would like to break ground in the spring.
4. Commission's Discussion: They were given a list of contingencies that they needed to get together and submit to us.

A motion was made by Jerry Wilkening and seconded by John Kiepura to defer to the next meeting.

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

New Business:

1. T & J Land Ventures – Road Improvement

Owner: T & J Land Ventures
Petitioner: John Schilling Jr.
Vicinity: 12638 Wicker Avenue, Cedar Lake, IN 46303
Legal Description: T & J Consolidation Lot 1
Tax Key Number(s): 45-15-20-229-023.000-014

Request: Petitioner is requesting a waiver from the Development Standards to improve 1st Street to W. 126th Avenue for access from new building being constructed.

5. Petitioner's Comments: Not Present
6. Town Engineer's Comments: Don Oliphant stated that it would need to remain a public road or it would land lock the three (3) parcels in that area. This would also mean the Town would have to maintain it.
7. Building Department Comments: Tim Kubiak stated that the petitioner would like to finish 1st Street to use as a second entrance. It is a platted road.
8. Commission's Discussion: They would have to improve road to 100% town standards, which would include storm drains and curbs. Without improving it totally will cause depreciation to the rest of the property in that area. Need to set precedence, if done for one would have to do for others, making the control ordinance obsolete.

Update Item:

1. Zoning & Lighting Ordinance Update – Continuing to update.

Meeting adjourned at 7:33 p.m.

Press Session: Plan Commission Work Session – December 2, 2015 at 7:00pm

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kiepura

Attest: Brooke Faber, Recording Secretary