



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

Call To Order (Time): 7:00 p.m.

Pledge to Flag:

Roll Call:

Present Diane Cusack

Absent Jim Hunley

Present John Kiepura

Absent John Foreman

Present Patsy Casassa

Absent Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBEL

Absent Tim Kuiper, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Brooke Faber, Recording Secretary

Special Meeting:

1. Lagestee-Mulder-Faith Church-Renew/Reduce Letter of Credit

Owner: Faith Reformed Church, 100 E. 81st Ave., Dyer, IN 46311

Petitioner: Faith Reformed Church, 100 E. 81st Ave., Dyer, IN 46311

Vicinity: 6729 W. 133rd Ave., Cedar Lake, IN 46303

Request: Petitioner is requesting to transfer the Performance Letter of Credit into a Maintenance Letter of Credit. (Expires December 15, 2015)

1. Town Attorney's review: Not present
2. Petitioner's Comments: Not present
3. Town Engineer's Comments: Don Oliphant stated we only have the inspection letter to go on, we are good with everything, except that little stretch of sidewalk. The owner would install it once we had something to install it to. All of the inspections turned out fine. Recommend a three (3) year Maintenance Letter of Credit in the amount of 10% the initial cost of construction estimate of \$6,996.67.
4. Building Department Comments: No comment
5. Commission's Discussion: No discussion

A motion was made by John Kiepura and seconded by Diane Cusack on Don Oliphant's recommendation to approve the Letter of Credit.

Diane Cusack	Jim Hunley	John Kiepura	Patsy Casassa	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Absent	Yes	Yes	Absent	Absent	Yes	4-0

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.)

Tax Key Number(s): 45-15-25-100-001.000-043

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. T & J Land Ventures – Road Improvement

Owner: T & J Land Ventures, 12638 Wicker Ave. Cedar Lake IN 46303
Petitioner: John Schilling Jr., 8509 Jacobson St. St. John IN 46373
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.

1. Town Attorney's review: Not present
2. Petitioner's Comments: Safety concerns for pulling out of property, is why they want to develop 1st Street. Cut the grade and stone it for the time being, up to development standard, willing to improve further if other property around them is developed. Would it help if they paved it and no gutter. Unable to afford doing curb and gutter. The asked if there was any way to slow traffic down in that area on Route 41. They have thirty-two trucks that would be pulling out every morning.
3. Town Engineer's Comments: Don Oliphant stated he thought the Plan Commission was not in favor of granting a waiver. Want it up to town code. Concern for gravel, and dust blowing in neighbor's yard.
4. Building Department Comments: Tim Kubiak wanted to know how much they proposed, and were willing to do. Concern for people in the neighborhood with the impact of the increased traffic flow. Would be a private gravel driveway on public property. Vacated part of 1st Street in their property, possibility of buying the rest of 1st Street from the town then it would be their private driveway.
5. Commission's Discussion: Want to be cautious because if they were allowed a waiver, to do an unimproved road, then nobody else would want to meet the guidelines. Will need to have more discussion on the plan and need to talk to attorney and Town Council members to get input. What has happened in the past, if approval was given it would be contingent upon it being completed by a certain amount of time, with an expiration date. Want time to review and will discuss again at the next meeting.

3. 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. Town Attorney's review: Not present
2. Petitioner's Comments: William Hutton stated they are continuing to develop the campus at the High School, have been working with Don Oliphant and Tim Kubiak on this for drainage on the west 17 acres. Want to develop practice fields for physical education, student athletes and other community groups. Two football, one soccer, one baseball and one softball field. Also a road on east side of fields for maintenance and emergency access. Hoping to get approval so can continue to get bids for construction. Don Torrenza stated that the original detention pond has been engineered to handle all drainage of that parking lot. What has not been designed is the secondary detention pond. There should never be an enlargement of the big pond.
3. Town Engineer's Comments: Don Oliphant stated there is not a lot of engineering left to put on the plan. If you added that parking lot you could get approval now, instead of having to come back and add a new site plan. Put conceptual parking lot on the plan. We evaluate sites and certain soils generate red flags. They are hydric soils. And there is a hydric soil basically all the way up and down the middle of that property. This would be considered a wetland. That is a problem because it is a timing thing, have to wait till spring to do the work.
4. Building Department Comments: Tim Kubiak stated if conceptual plan is approved it can be done at any time, there is no expiration once plan is approved. If it doesn't change a lot, don't have to go through this whole process again. If you design a detention pond make sure it is large enough to cover any expansion in the future.

5. Commission’s Discussion: We want this to move forward, but want to be cautious and do everything properly. Can we proceed as if not wetlands, need to run by the town attorney to review it legally.

New Business:

1. Hanover High School Parking Lot Improvements – 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: Hanover Central Campus Sub Lot 1Ex. Fieldhouse & Spec. gym parcel
Tax Key Number(s): 45-15-21-451-005.000-014

Request: Petitioner is requesting site plan approval to establish Parking Lot Improvements.

1. Town Attorney’s review: Not present
2. Petitioner’s Comments: Looking for a safer way of moving pedestrians and vehicles from the backside of the site. With the development of the fields need additional parking , would like to pave current gravel lot. Wants to put in sidewalk from one end of property to other with a fence. Also looking to fix drainage on baseball field to keep it from flooding.
3. Town Engineer’s Comments: Don Oliphant stated will need to look at plan a little closer. Will need to add more handicap parking spaces to plan. Detention basin is oversized and functioning well.
4. Building Department Comments: Tim Kubiak agrees school needs more parking.
5. Commission’s Discussion: If they add additional handicap parking should be able to approve at the next meeting.

Update Item:

1. **Zoning & Lighting Ordinance Update** – No new updates.
2. **Centennial Subdivision** – Reducing Letter of Credit to maintenance.
Cannot legally require a five (5) year maintenance bond, recommend doing a five (5) year maintenance term, unplatted 94 single/duplex lots and twenty (20) multi-family lots in Phase 9. Need all construction traffic off of Parrish. Once out of maintenance to fix road is Town’s responsibility.

Tim Kubiak stated an option would be not to accept main streets in Sections 8 & 9 until Done with the three (3) year maintenance. Don Oliphant stated we could accept everything up to that point and basically have them reissue bond for main street and curb, with no time limit.

Will need to post sign for no construction traffic on 141st. They are looking into making a temporary road around back to come in off Parrish.

Public Comment: None

Adjournment:

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

Jerry Wilkening

John Foreman

Jim Hunley

Greg Parker

Diane Cusack

Patsy Casassa

John Kiepora

Attest: Brooke Faber, Recording Secretary