



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
PUBLIC MEETING MINUTES  
DECEMBER 16, 2015 7:00 P.M.**

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

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Present Jim Hunley

Present John Kiepura

Absent John Foreman

Present Patsy Casassa

Present Jerry Wilkening

Absent 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 was made by Jerry Wilkening and seconded by Patsy Casassa to approve November 18, 2015 Public Meeting & December 2, 2015 Special Public Meeting & Work Session Minutes. Vote 4-0

**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.)

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.*

1. Town Attorney's Review: None
2. Petitioner's Comments: Not Present
3. Town Engineer's Comments: None
4. Building Department Comments: Tim Kubiak stated that he had contact with Jack Slager from Schilling Development and he asked if they could get another Ninety (90) day extension. Making good progress with the water situation, he has a meeting with the Peerless Midwest Group tomorrow to get started drilling the test well.
5. Commission's Discussion: None

A motion was made by Jim Hunley and seconded by Jerry Wilkening to grant ninety (90) day extension to March 16, 2016 meeting.

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

**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 1<sup>st</sup> Street to W. 126<sup>th</sup> Avenue for access from new building being constructed.

- 1. Town Attorney’s Review: Tim Kuiper suggested that it be removed from the agenda until they officially submit plans and then continue at that point.
- 2. Petitioner’s Comments: Not Present
- 3. Town Engineer’s Comments: Don Oliphant stated they have not officially submitted an application.
- 4. Building Department Comments: Tim Kubiak stated they were simply wanting some direction on what this commission was willing to waive in regards to 1<sup>st</sup> Street. They have a good idea of costs. Since we will not let them put in a gravel road, they are going to see how their business works before proceeding.
- 5. Commission’s Discussion: None

A motion was made by Jim Hunley and seconded by Jerry Wilkening to remove from the agenda until they contact us again.  
Vote 4-0

**3. Hanover High School Athletic Fields – Site Plan**

Owner: Hanover School Corporation, 9520 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303  
Petitioner: Hutton & Hutton, Architects & Engineers, 6832 Calumet Avenue, Hammond, IN 46324  
Vicinity: 10120 W. 133<sup>rd</sup> 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: No legal review on this, just simply a review of the site-plan after it is presented and the commission’s consideration of it.
- 2. Petitioner’s Comments: Bill Hutton asked if they could get an approval contingent on the Wetlands approval. Looking at sixty-eighty days for delineation. The quicker they get approved the better, so they can start looking for construction bids and take information to the Town Council.
- 3. Town Engineer’s Comments: Don Oliphant stated a lot of engineering issues have been addressed, still some things to work on. Wetland designation, drain tile waiver, lighting waiver, BZA Variance for the fencing. Costs for the Letter of Credit. Road to the west will not be used except for construction traffic, would ask to fill in potholes after construction. Hesitates to improve it at this time because of the outstanding Wetlands issue, would prefer to see the first round of that delineation before approving it. A few issues with pond modeling, shouldn’t change things site-plan wise, some other minor labeling issues.
- 4. Building Department Comments: Tim Kubiak stated to try to get variance for fence in February. Should be safe to get estimates on the detention pond as drawn. Chances are favorable we are in good shape with it.
- 5. Commission’s Discussion: Could schedule a Special Public Meeting on January 6, 2016.

A motion was made by Jerry Wilkening and seconded by Jim Hunley to defer this to a Special Public Meeting on January 6, 2016.

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

**New Business:**

**1. Hanover High School Parking Lot Improvements – Site Plan**

Owner: Hanover School Corporation, 9520 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303  
Petitioner: Hutton & Hutton, Architects & Engineers, 6832 Calumet Avenue, Hammond, IN 46324  
Vicinity: 10120 W. 133<sup>rd</sup> 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: No Legal Review, this is for review of site-plan that is submitted to make sure it conforms to the subdivision ordinance.
2. Petitioner’s Comments: Bill Hutton looking at a new parking lot on the south side of the baseball field, north of the library. Approximately fit 200 to 250 cars to be used for special event parking. Trying to help with drainage issue, looking at a sewer line along the north side of the baseball field that would take that water over to the large detention pond that is currently there. For safety reasons, also looking into a concrete walk, with the exception of some asphalt in a short stretch that is 1800 to 1900 feet long, so people will not be walking in the street.
3. Town Engineer’s Comments: Don Oliphant stated there is some small engineering stuff to take care of. Already talked to Don at Torrenga about any problems. This had a couple of waivers, also BZA requirements for the cyclone fence. Waiver of the total suspended solid removal rate, also a waiver for storm water detention since the grassed area is transitioning to pavement, but with the size of that basin and how well it has been functioning, we don’t think it is necessary to make an addition to it. Another waiver would be lighting, hoping with existing lighting it shouldn’t make a big difference. The fourth would be acquiring rest of property, right now two rows of parking is on Library property.
4. Building Department Comments: Tim Kubiak stated it doesn’t seem right to approve a site-plan on property that they don’t own.
5. Commission’s Discussion: Tim Kuiper stated that they could approve the plan, even if they don’t own all the property, with a contingent that the property be closed on before they execute the site-plan. If property is not acquired, would have to reduce site and make sure changes work with engineering aspect. Cannot start any construction until property acquired or have to come back and get approval on smaller part without property included. Jerry Wilkening asked for clarification about north of the baseball fields. Don Oliphant stated that left field does not drain well, right now there is a twelve (12) inch pvc pipe that ties into a newly installed thirty (30) inch rcp. It takes the Monastery Woods pond through their parking lot through a thirty-six (36) to their pond. Now they are constructing an eighteen (18) inch to a twenty-seven (27) inch around the outfield with the intention of closing off the existing twelve (12) inch pvc. Would like to build a new pond, taking it around the outfield and coming into the pond that way. Should improve drainage, getting it to the same point by a different route. John Kiepora was concerned that if the current lights don’t work for that parking lot, what would be don? Bill Hutton stated, they are only intending to use parking lot during daylight hours. Tim Kuiper stated they should avoid having those parking lots open at all times, with no or minimal lights, just to make sure for security purposes there aren’t people back there. Possibly use current poles to shine some light over there.

A motion was made by Jerry Wilkening and seconded by Patsy Casassa to defer this to a Special Public Meeting on January 6, 2016.

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

**Update Item:**

**1. Zoning & Lighting Ordinance Update – Continuing to work on**

Public Comment: None

**Adjournment:** 7:39 p.m.

**Press Session:** Plan Commission Work Session –January 6, 2016 at 7:00pm

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**Jerry Wilkening**

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**John Foreman**

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**Jim Hunley**

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**Greg Parker**

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**Diane Cusack**

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**Patsy Casassa**

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**John Kiepura**

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**Attest: Brooke Faber, Recording Secretary**