



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
April 6, 2016 7:00 P.M.**

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

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Present Chuck Becker

Present John Kiepura

Present John Foreman

Present Richard Sharpe

Present Jerry Wilkening

Present Greg Parker

Absent Donald Oliphant, Town Engineer – CBBEL

Absent Tim Kuiper, Town Attorney

Present Tim Kubiak, Director of Operations

Present Brooke Faber, Recording Secretary

Old Business:

1. Eric Lindemulder – Site Plan

Owner: Eric Lindemulder, PO Box 2009, Cedar Lake, IN 46303
Petitioner: Lindemulder Properties, LLC, PO Box 2009, Cedar Lake, IN 46303
Vicinity: 12634 Wicker Ave., Cedar Lake, IN 46303
Legal Description: Cedar Gardens BL.2 E.160ft of lots 5,6&7 Ex. S.30ft of lot 7
Tax Key Number(s): 45-15-20-229-021.000-014

Request: Petitioner is requesting a site plan approval

Deferred from March 16, 2016 Public Meeting

Deferred to next Public Meeting

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:

2. Thomas Taylor & Kathryn Devine Taylor-Preliminary Plat/Site Plan Approval

Owner: Thomas Taylor & Kathryn Taylor, 14801 Clark Rd., Crown Point, IN 46303
Petitioner: Thomas Taylor & Kathryn Taylor, 14801 Clark Rd., Crown Point, IN 46303
Vicinity: 13221 Colfax St., Cedar Lake, IN 46303
Legal Description: E.110FT OF S.60RDS. EX. S.350FT. OF SE SE S.23 T.34 R.9 1.386A.
Tax Key Number(s): 45-15-23-478-001.000-043

Request: Petitioner is requesting to create a four (4) lot subdivision to separate existing house and garage and create three (3) scenic lots.

Deferred from March 16, 2016 Public Meeting

1. Petitioner's Comments: Tom Taylor was present.
2. Town Engineer's Comments: None
2. Building Department Comments: Tim Kubiak stated that previously it was discussed requiring an extra ten (10) feet of right of way and twenty-four (24) foot road at maximum. Need to take into consideration is across the street from his property, would be the twenty-five (25) foot lots. Potentially there could be a house every two of those. They are platted lots. Need a practical plan for the road.
3. Commission's Discussion: Various members of the Board went out to look at the property. Discussion by the Board of possibilities of widening the street. Greg Parker stated twenty-four (24) feet where the road stops. John Foreman stated widen it by the four (4) feet on his side of the land, and it would then have a extra six (6) foot easement. John Kiepura asked if this could be something that is done like the water? As you build you pay me for the line that is put in. could they do the same thing. If they were to develop the street, could he recapture some of his funds. Tim Kubiak stated he did not know the possibility of that. Greg Parker stated he would like to encourage development in pre-platted subdivisions. Jerry Wilkening expressed concern with drainage. Discussion about if they did the twenty (20) feet with a turn around at the end, so they could get in and out with a garbage truck, plow truck, fire truck. Tim

Kubiak stated they need to get ten (10) feet of unimproved right of way. Twenty (20) feet of road would be paved and a ten (10) foot easement. John Kiepura asked road requirements. Tim Kubiak stated they would have to follow the subdivision ordinance. Don't anticipate this ever having curb or storm sewer. Greg Parker was concerned with construction traffic on the new street. Tim Kubiak stated we should measure the roadway that is out there and give them the town specs for restricting some of the stuff and require an additional ten (10) foot right of way on the fronts of those properties. Would be good to have a twenty (20) foot setback with the ten (10) foot right of way. Next step would be to approve the preliminary plat, and waive the items from the subdivision road control ordinance, which would be road width, sidewalks and curbs. Go in to get a variance for the front and rear yard setbacks. Have a proposed drainage and sewer plan.

3. Cedar Lake MHC, LLC-Subdivision/PUD

Owner: Cedar Lake MHC, LLC, 11609 Woodmar Place, Cedar Lake, IN 46303
Petitioner: Paul Kats, 10241 Idlewild Lane, Highland, IN 46322
William Jansma, 11609 Woodmar Pl., Cedar Lake, IN 46303
Vicinity: 9001 W. 133rd Place, Cedar Lake, IN 46303
Legal Description: PT. N1/2 NW. S.27 T.34 R.9 6.504A. --X634.30X654.90X186X851.80X351X --
X--FT. **and** TRI. PAR. 724.1X22X724.43FT. E. OF CI & L RR NW NW S.27
T.34 R.9 .18A. PAR. 5 EX . N.120.3FT. **and** IRREG. PAR. VAC. R/W IN NE
NW BET E. & W. CENT. LINE & N. LINE AVE. A. EXTENDED S.27 T.34
R.9
Tax Key Number(s): 45-15-27-127-005.000-014
45-15-27-102-001.000-014
45-15-27-127-013.000-014

Request: Petitioner is requesting a one (1) lot subdivision and zone change to PUD

Deferred from March 16, 2016 Public Meeting.

1. Petitioner's Comments: Bill Jansma was present. They currently are licensed for seventy (70) sites. Mr. Jansma went through the proposed list of guidelines for the property. Asking to have an office to sell mobile homes on the property. Mr. Jansma also went over the plans, with lot numbers and sizes of homes that would fit. Maximum length is seventy (70) feet and width is sixteen (16) feet wide, some at twenty-eight (28) feet wide for a double wide. The park right now is three (3) plots of land.
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated he spoke with the attorney and the fact of the ten (10) acre PUD requirement that the Plan Commission can waive that requirement. At the approval process state that we are waiving the ten (10) acre requirement and allowing the seven point five (7.5) acres to become a PUD. Just an update, this whole situation is a complete cluster. After meeting with Mr. Austgen, we came to the conclusion that a PUD would be the best option for them to take. Then it came up they would need a variance for a PUD because the requirements in our ordinance is a ten (10) acre minimum. After talking to Tim Kuiper, he stated that as long as we clearly state that we are waiving the ten (10) acre requirement, we won't have to make them go through that process. We have been working with them for a while to get to this point. Ultimately this is the best solution for this property. They have established a set of rules and guidelines. Will need to go through the guidelines. This is establishing an improvement, and it will be clear and enforceable. This seems like a good upgrade for the community.
4. Commission's Discussion: John Foreman suggested taking some of the lots and changing them into tiny houses. John Kiepura expressed concern with dogs being on chains and left out twenty-four (24) hours. Jerry Wilkening asked for clarification on the no commercial vehicles. It was stated the rule was more for semi-trucks. Discussion about easements, no trailers can go through the easement. Will need legal review on the easements. Jerry Wilkening asked about three (3) lots that the structure was to close to the lake. Tim Kubiak stated, they own the property, it is just not included in the trailer park. Change homes to lots for the sewer bill. Tim Kubiak stated concerns with getting the trailers in and out without bothering the neighbors.

Update Item:

- 1. Zoning & Lighting Ordinance – Update
- 2. John Foreman - B-1 Zoning Presentation

Public Comment:

Adjournment: 8:11 p.m.

Press Session: Plan Commission Public Meeting – April 20, 2016 at 7:00pm

Jerry Wilkening

John Foreman

Chuck Becker

Greg Parker

Diane Cusack

Richard Sharpe

John Kiepura

Attest: Brooke Faber, Recording Secretary