



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
June 1, 2016 7:00 P.M.**

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

Pledge to Flag:

Roll Call:

Present Diane Cusack

Present Chuck Becker

Present John Kiepura

Present John Foreman

Present Richard Sharpe

Present Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBBEL

Present David Austgen, Town Attorney

Present Tim Kubiak, Director of Operations

Present Brooke Faber, Recording Secretary

Old Business:

1. 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
Deferred from April 20, 2016 Public Meeting
Deferred from May 18, 2016 Public Meeting

1. Petitioner's Comments: Not Present
2. Town Engineer's Comments: None
3. Building Department Comments: None
4. Commission's Discussion: None

2. Henn's Transportation & Warehousing-Site Plan Approval

Owner: Richard and Robert Henn, Henn's Transportation & Warehousing, LLC, 13733 Wicker Ave., Cedar Lake, IN 46303
Petitioner: Richard Henn, 13733 Wicker Ave., Cedar Lake, IN 46303
Vicinity: 13109 Wicker Ave., Cedar Lake, IN 46303
Legal Description: W.280FT & S.100FT LYG E OF W 280 FT OF PAR 531.9X495.3X534X495.3FT NW SW S.21 T. 34 R.9 EX TRI PAR 3.619A & TRI PAR 100X162.55X 127.25FT. .146A. and E. 7A. OF N. 30RDS. OF S. 130RDS. OF W. 80RDS. OF SW. S.21 T.34 R.9 7A. and PT. N. 25A. OF NE. SW. LY'G W. OF I.H. RR. & S. OF LINE 495FT. S. OF N. LINE N. 25A. S.21 T.34 R.9 1.766A. and PT. N1/2 SW ADJ. W. LINE CI & S.R.R 667.38X299.72X237X160.45X403.62X 139.25FT. S .21 T.34 R.9 3.024A. and EAST 424.50 OF THE W 923.90 OF THE NORTH 525.90 OF THE SOUTH 1659.25FT EX. S145. 40 OF THE E 212.20FT. SW1/4 S.21 T.34 R.9 4.417 AC. SUBJ. TO ROAD EASMT and E.249.7ft of W.499.49ft. of N.204ft of S.1329.01ft of SW.1/4 S.21 T.34 R.9 1.153 Ac and S. 50FT. OF N. 330FT. OF S. 1650 FT. OF W. 499.4FT. OF W1/2 SW. 50X499.4FT. E. 1 6FT. PUBLIC HWY S.21 T.34 R.9 .564A.
Tax Key Number(s): 45-15-21-301-006.000-014 and 45-15-21-301-016.000-014 and 45-15-21-326-002.000-014 and 45-15-21-326-003.000-014 and 45-15-21-301-015.000-014 and 45-15-21-351-002.000-014 and 45-15-21-301-014.000-014

Request: Petitioner is requesting a site plan approval

Deferred from May 18, 2016 Public Meeting

1. Petitioner's Comments: Not Present
2. Town Engineer's Comments: Don Oliphant stated they have shifted some of their site plan. Shifted the detention basin out of the depressional area/wetland area to the north part of their site, flipped it east/west. That was the biggest change in the site plan. They still have eight (8) buildings, outside parking on the north side, forty (40) foot conservation easement along north, south and east boundary. Some engineering comments remaining. Issues with plats about existing easements, still a lot of existing utilities through that property.
3. Building Department Comments: None
4. Commission's Discussion: Concern with why petitioner is not here, if they want to move this forward.

Request: **Petitioner is requesting a 2-lot subdivision**

Deferred from May 18, 2016 Public Meeting

1. Petitioner's Comments: Not Present
2. Town Engineer's Comments: None
3. Building Department Comments: None
4. Commission's Discussion: None

3. North Centennial Development, LLC-PUD Amendment

Owner: Indiana Land Trust Company Trust#120096
Petitioner: North Centennial Development, LLC, 8051 Wicker Ave., Suite A, St. John, IN 46373
Vicinity: 141st Avenue, Cedar Lake, IN 46303
Legal Description: S.1/2 SE.1/4 & S.1/2 NW.1/4 SE.1/4 S.28 T.34 R.9 & S.1/2 NE.1/4 SW.1/4 & Pt. E.1 /2 SE.1/4 SW.1/4 all Ly'ng E. of RR S.28 T.34 R.9 36.67Ac and Pt. SW.1/4 SE.1/4 S.28 T.34 R.9 2.69Ac
Tax Key Number(s): 45-15-28-451-002.000-014
45-15-28-459-001.000-014

Request: **Petitioner is requesting PUD Amendment to reduce density and increase single family home lots**

Deferred from May 18, 2016 Public Meeting

1. Petitioner's Comments: Ed Recktenwall, Olthof Homes. About four (4) weeks ago came to session proposing the amendment. After that submitted engineering plans, which Don reviewed. Unfortunately there was an error in those plans, that removed a section that should not have been removed at the northwest corner of the project. That generated quite a few comments from Don, that has been added back to the project and gotten most of the comments in regards to the plat and engineering back to him today for another review.
2. Town Engineer's Comments: Don Oliphant stated he issued a letter on May 18, was thrown for a curve ball with the removal of the northwest corner of the subdivision from the plat, but that is back in the resubmittal we saw today. The number of comments is worse than it actually looks, with the shifting of lots and uses, some of the utility easements shifted with it. Comment number 3, there are several out lots with this replatted areas and several of these green space outlots have actually reduced in acreage. Bring it to attention because it is a PUD Amendment as well and should be considered substantial or not substantial compared to losing green space.
3. Building Department Comments: Tim Kubiak stated the decision here is if it is a major change to the PUD. Two (2) acres of green space is that a major change? It seems like a considerable amount, the density is being reduced but so is the green space.
4. Commission's Discussion: Discussion on green space ensued. Greg Parker asked Don Oliphant for a recommendation. Don Oliphant stated it is really a policy decision, from an engineering perspective it is fine. Tim Kubiak stated it is on the borderline, the density is lessening, so that is a positive, the green spaces are lessening also. A tough decision. David Austgen stated if you were to overlay the latest proposal on to the plat that exists, what would that look like? Would everything be moved, shifted, changed, shrunk or adjusted? Don Oliphant stated the roads are identical, no right of ways have changed. A lot of lot lines going from larger lots to smaller lots, but less dense. David Austgen asked if it was an overlay, would it reflect a changed subdivision? Jerry

Wilkening asked how many addresses have been eliminated. Approved units were six hundred and ten (610) proposed units five hundred seventy-one (571). Greg Parker asked if they were going down on multi-family and up on single family. John Foreman asked about the location of the new park. Rick Sharpe stated the increase of single family is good, not concerned with green space. Chuck Becker like more single family homes. Asked petitioner to bring an overlay to the next meeting.

4. North Centennial Development, LLC-Letter of Credit/Bonds

Owner: Indiana Land Trust Company Trust#120096
Petitioner: North Centennial Development, LLC, 8051 Wicker Ave., Suite A, St. John, IN 46373
Vicinity: Centennial Subdivision

Request: Petitioner is requesting Letter of Credit vs. Bond

Deferred from May 18, 2016 Public Meeting

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: None
4. Commission's Discussion: Remove item from agenda, owner will be submitting letter of credit.

New Business

1. Centennial Phase 10 – Final Plat Approval

Owner: Olthof Homes, 8051 Wicker Ave., St. John, IN 46373
Petitioner: Olthof Homes, 8051 Wicker Ave., St. John, IN 46373
Vicinity: Centennial Phase 10, Cedar Lake, IN 46303

Request: Petitioner is requesting final plat approval for Phase 10

1. Petitioner's Comments: Ed Recktenwall would like to move forward with twenty-six (26) single family, four (4) duplex units, twenty-one (21) townhome units. The map encompasses the extension of Richmond from lot 56 to 62, Heartland Court, Annapolis Court and expanded on Pickett Way, lots 156 to 158 and 131. Also extending Flagstaff Street, Building 199-200.
2. Town Engineer's Comments: Don Oliphant stated he is still looking at the plans. Thinks they will come in for a reduction immediately, because there is a lot of infrastructure in, just need to make sure it is inspected. Should have as/built soon.
3. Building Department Comments: Tim Kubiak did we ever address the Liberty Bond Issues? Don Oliphant stated we discussed keeping Liberty Street in a Long Term Performance Letter of Credit, since it is going to be used as a construction entrance for the future. Even if accepted the Maintenance Letter of Credit only lasts for three (3) years and it is still going to be driven over for a few years after that. Tim Kubiak stated we need to have Liberty addressed during the approval of Phase 10.
4. Commission's Discussion: Discussion ensued on construction traffic.

Update Item:

1. **Zoning & Lighting Ordinance – Update** – David Austgen stated still working on this item.

Public Comment: Concerns over Henn's Transportation Development

Adjournment: 7:31 p.m.

Press Session: Plan Commission Public Meeting – June 15, 2016 at 7:00pm

Chuck Becker

Diane Cusack

John Foreman

Greg Parker

John Kiepura

Richard Sharpe

Jerry Wilkening

Attest: Brooke Faber, Recording Secretary

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