



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING MINUTES
July 20, 2016 7:00 P.M.**

Call To Order (Time): 7:04 pm

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

Minutes:

A motion was made by Diane Cusack and seconded by Richard Sharpe to approve the June 15, 2016 Public Meeting minutes as presented.

Diane Cusack	Chuck Becker	John Kiepura	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

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

Deferred from June 15, 2016 Public Meeting

1. Town Attorney's Review: None
2. Petitioner's Comments: None
3. Remonstrators: None
4. Town Engineer's Comments: Don Oliphant stated got a resubmittal on July 6, with engineering missing. Said it would be resubmitted by this meeting and has not gotten anything else.
5. Building Department Comments: Tim Kubiak stated he believed Michelle Bakker has talked to them and they didn't have enough time to get it prepared. At the work session Don said he was waiting for more engineering.
6. Commission's Discussion: None

A motion was made by Richard Sharpe and seconded by Jerry Wilkening to defer this item.

Diane Cusack	Chuck Becker	John Kiepura	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

2. Henn's Transportation & Warehousing-Preliminary Plat-2 Lot Subdivision

Owner: Richard and Robert Henn, Henns 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 EASM'T **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
Deferred from June 15, 2016 Public Meeting

1. Town Attorney's Review: None
2. Petitioner's Comments: Don Torrenga, Torrenga Engineering, neither Rob Henn or Dick Henn could be here this evening and they asked me to come.
3. Remonstrators: Ruth Linz, 10820 W. 133rd, my back yard will over look the latest buildings. The problem is this has gone on and on and when you cannot get anything definitive it makes one suspicious. We have gone from an R-2 in the back with a variance and now a B-2 business is being run from there. We gave in, it's like ok build your storage sheds, but now it is more and more. When Mr. Kubiak said we needed some definitive guidelines, I agree with that because everything I hear is very ambiguous and I don't believe it. Who will monitor it and enforce it. Been to more meetings here than in twenty-eight (28) years. Need to be given a say in what is back there in open storage. Linda Neering, 13117 Osborne, bought in Cedar Lake because of privacy of subdivision. Very concerned with safety and proper value. Problem with open storage and who will monitor. Concerned with noise, light and air pollution. Is not welcome by her at all. Loretta DiBiase, 11011 W. 129th Ave., would like to see some discretion on hours. Richard Zarr, 10905 W. 129th Ave., concerns with water run off.
4. Town Engineer's Comments: Don Oliphant stated they resubmitted and we did another review. As far as engineering wise, there is only real small stuff remaining. We just got Don the as built for water yesterday, that is when we received them. Forwarded them on, we haven't reviewed them even, I think Neiss is going to redo them. The location we knew is going to move. I don't think it is going to inhibit anything. Engineering wise small stuff remaining, the biggest and is more of a plat issue, is the revision to the conservation easement. Mr. Henn submitted a letter with the covenants and restrictions on the parcel and he directed Don to remove the conservation easement on the east side of the property and the north side of the property. So the forty (40) foot conservation easement still remains on the Vanco southern property limit. He preferred a thirty (30) foot building line along the east side and the north side boundaries. The only issue with that is it doesn't conserve any of the vegetation, screening and what not. So something to be considered.
5. Building Department Comments: Tim Kubiak stated he doesn't know what happened with the easements. They were to provide us with a list of what is to be allowed for outdoor storage and as the person that would have to enforce this, don't like the words, typical allowable items in outdoor storage and also typically items that can be driven in or on wheels. As an enforcement person I don't know what that means. If I took this list out to do some enforcement, and someone were to argue with me and they would say to me that it typical to storage. John Foreman asked if he would be willing to get together with Rob Henn or Richard Henn to do a single page list based upon these items, so it can be submitted as something to move forward. Tim Kubiak stated he has no problem with that. If we are going to have a list of what is allowed and what isn't, would like it to be very clear. Jerry Wilkening asked David Austgen if a document like that would need to be in a covenants format and recorded to go with the land. David Austgen stated since it is a commercial property he would recommend two things. One, that it be in covenant form that is recordable in nature and run with the land and be on file. Second it be appended to the approval of this commission with a developers agreement under the statute. They are nearly the same but have two ways of being done.
6. Commission's Discussion: Greg Parker asked why does this keep changing. Don Torrenga stated he just did what they instructed him to do. Todd Wilkening had

concerns with fire hydrant locations. Have they addressed it at all, don't see a change on the actual print. Don Torrenza stated he had received information from Mr. Oliphant from direction from the fire department that the hydrants were exactly where they needed to be. Todd Wilkening said the hydrants have been addressed. Greg Parker stated there is a five (5) page letter that has been submitted to every Plan Commissioner, everyone has received it. Commissioners answered yes. Greg Parker wants to make a few comments about the letter. No one is trying to cause Mr. Henn problems on this project. The Town has guidelines that we have to adhere to with a special use exception one hundred (100) percent of the time. As for the last meeting, when discussion continued after they left. Public comment was not till the end of the meeting and we had people in the chambers that wanted to speak on the situation and it is their right on the situation and if other things come up after he leaves we still have to hear and have discussion about it. Thirdly, I kind of take exception to calling out a plan commissioner because everyone up here basically almost volunteers to do this. They pay us a little bit, but not much. They take their time and because of their consideration and interest in the care of their community they volunteer to do this and to single out a plan commissioner and for accusatory reasons here is unacceptable to me. And fourthly, every meeting on this project we have people, neighbors, from the surrounding area that want to have their say and as far as being good stewards to this community and the town and the people that live here, we are going to hear and consider always, what the neighbors and concerned citizens have to say about these projects. As far as this five (5) page deal goes, I wish he was here, cause I would like to straighten him out on a few things, but here we are. Don Torrenza stated at the very first meeting I said that Mr. Oliphant was following the direction of the ordinances of the town and I was trying to meet them, I have never said that anyone was holding this project up. I did not write that letter. John Foreman stated the reason it was written probably because out of the end of the meetings public comment, it was advised that we sent on behalf of the building commission, a letter to Mr. Henn asked him to put those items that were brought up at the end of the meeting in print. We got those items in print, plus some other print. Mr. Torrenza stated apparently they sent me up here to get burned. Greg Parker stated we are not trying to burn anybody, but there are guidelines we have to adhere to and we are gonna hear what the surrounding citizens have to say about these projects. David Austgen stated we actually knew two (2) weeks ago that Rob and Dick Henn wouldn't be here, so you are just the messenger. Don Torrenza stated he has made every effort to answer any questions put forth by the town and as Mr. Oliphant stated earlier, I think we are very close. Water main and an issue with the casting, which is not a big deal. John Foreman we have been beating this horse for the last four (4) or five (5) months and now that we have some items in print, would like Tim or Michelle to get with either Rob Henn or Richard Henn to clean up the list and make any approvals contingent upon that as well as the covenants our Town Attorney brought up, which be in covenant form and be appended to the approval of the agreement. Tim Kubiak stated he would like to have a special meeting and let the commission vote on the list because does not want the responsibility of making decisions for these seven (7) people up here. Think should defer and have a special meeting. This is the first meeting that we have been able to come with terms and actually move forward with something. John Foreman stated hours of operation 6:00 a.m. – 8:00 p.m. Chuck Becker stated that he does not agree with the hours, too early for residential area. Jerry Wilkening stated he visited the manager of U-Lock Econo Storage yesterday and got a copy of the rental agreement. Really not a list of hours or how they make those determinations at the facility if it is arbitrary or if the manager decides. Discussion ensued on clarifications of terms. Jerry Wilkening stated he has the original variance application and it states Variance of Use to allow storage units in an R-2 zone. The diagram on the back does not have any outdoor storage on it at all. Greg Parker stated he does not see anything allotted for outdoor storage, other than discussion that has been had about it. David Austgen stated that what the basis for the next step being taken. As we all know the sequential nature of going forward was to determine if the use could be permitted first, then the design, technical, engineering, and surveying to follow. It is a changed area for the proposed use, which was approved by a variance of use. Greg Parker stated he does not feel this ready to vote on for a site plan approval. Thinks it needs another work session, going to request, everybody have in mind before the next work session what needs to be devised here for restrictions. John Foreman stated have Michelle get with the Henns when they return and formulate that list and circulate that list to us between now and two (2) weeks to try to operate in good faith. We owe it to the neighbors to come up with a clean list that they understand, we owe it to the person that is petitioning to do this, to try to move it along it has been four (4) or five (5) months and every week it seems that new items continue to change. Tim brought up a good point to do a Special Meeting at the next work session. Greg Parker stated we need to get away from special public meetings and use the work session for what they are for. David Austgen

stated it is clearly your call to do that, study sessions are scheduled for study purposes and if you decide you want to make every two (2) weeks a regular meeting, you can do that too. Very instructive at least to me hearing you and the Henn’s two (2) weeks ago, is that discussion and the post discussion that happened in the public comment, advanced the clarity of the uses by causing the Henn’s to actually submit to you a document that had meat on it’s bones. It may not be acceptable meat, may need to season that meat, but now there is an understanding of what is going to happen or what they think they want to do with their business model. That’s a good start, you didn’t have that before that study session. My point about a study session would only be that we may advance this to finality or near finality sake by having a study session, if you feel like you have to take an action at a study session by having a special meeting you might now get the same. From a developers perspective, it is kind of difficult, but there is a balancing act and you are in charge of that balancing act. John Foreman stated, point well taken, very good suggestion, and thinks absolutely right. We now have a list, so let Michelle work on this list further if they do return, so if it is a public meeting for two (2) minutes so be it. Greg Parker stated does not want to get in for a special public meeting, winds up being a cram down to get the work done and they hurry up and make a decision for the public meeting and doesn’t think it is a good way to operate. Especially on something this important. Board discussed possibility of special public meeting, decided on work session only.

A motion was made by Chuck Becker and seconded by Richard Sharpe to defer this to August 17, 2016 Public Meeting.

Diane Cusack	Chuck Becker	John Kiepura	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

Request: Petitioner is requesting a 2-lot subdivision

- 1. Town Attorney’s Review:
- 2. Petitioner’s Comments:
- 3. Remonstrators:
- 4. Town Engineer’s Comments:
- 5. Building Department Comments:
- 6. Commission’s Discussion:
- 7. Commission’s Decision:

A motion was made by John Kiepura and seconded by Chuck Becker to defer this to the August 17, 2016 Public Meeting.

Diane Cusack	Chuck Becker	John Kiepura	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

3. North Centennial Development, LLC-PUD Amendment/Revised Preliminary Plat Approval

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 June 15, 2016 Public Meeting

- 1. Town Attorney’s Review: None
- 2. Petitioner’s Comments: Ed Recktenwall,Olthof Homes, here to answer any questions in regards to the amendment. We are requesting approval of the preliminary plat. Have worked out all the engineering and plat issues with your staff.
- 3. Remonstrators: None
- 4. Town Engineer’s Comments: Don Oliphant stated it is good.

- 5. Building Department Comments: Tim Kubiak state all good.
- 6. Commission’s Discussion: None

A motion was made by Richard Sharpe and seconded by Chuck Becker to approve the PUD Amendment to reduce the density and increase single family home lots.

Diane Cusack	Chuck Becker	John Kieपुरa	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

4. 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

Deferred from June 15, 2016 Public Meeting

- 1. Town Attorney’s Review: None
- 2. Petitioner’s Comments: Ed Recktenwall requested a deferral to the August 17, 2016 Public meeting. Still have two infrastructure items to work out with staff. Not ready to ask for final approval.
- 3. Remonstrators: None
- 4. Town Engineer’s Comments: Don Oliphant stated the way Olthof is going for final plat they want to get a lot of the infrastructure in and then get an automatic reduction. Some is in and some not, if they wait another month they can reduce it to the minimum.
- 5. Building Department Comments: None
- 6. Commission’s Discussion: None

A motion was made by John Foreman and seconded by Diane Cusack to defer the Final Plat Approval to the August 17, 2016 Public Meeting.

Diane Cusack	Chuck Becker	John Kieपुरa	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

New Business:

1. Watt Holdings, LLC – 3-Lot Subdivision

Owner: Monte Watt, 11411 135th Pl., Cedar Lake, IN 46303
Petitioner: Watt Holdings, LLC, 11411 W. 135th Pl., Cedar Lake, IN 46303
Vicinity: 11255 to 11500 W. 136th Pl., Cedar Lake, IN 46303
Legal Description: Muir Woods Outlot A and Muir Woods Outlot B and Muir Woods Outlot C and PT SE1/4 NE1/4 S.29 T.34 R.9 0.209 Ac
Tax Key Number(s): 45-15-29-278-011.000-014 and 45-15-29-278-012.000-014 and 45-15-29-278-013.000-014 and 45-15-29-278-014.000-014

Request: Petitioner is requesting 3-Lot Subdivision

- 1. Town Attorney’s Review: David Austgen stated the legals are in order. It is a public hearing notices in the newspaper have been timely published and the notice to the adjacents are in order, certifieds are in hand.
- 2. Petitioner’s Comments: Monte Watt, fairly simple, most of the construction is done. Just need released for engineering on the sewer and on the NIPSCO and will be ready to go.
- 3. Remonstrators: Larry Goff, 11500 W. 135th Pl., Aaron Csikos, 13660 Muir St., issues with flooding and run off water. The water is getting high enough to get in the conduit of his light post and runs into the basement, regularly floods the garage. There has been two (2) drains put in the yard to divert water from the house. Ten (10) years ago this was level ground, the ditch is now fifteen (15) feet deep. It is a real safety concern. If subdivision goes in, will have more water, no place for it to go. This needs an engineer to look at, it is not draining properly. Linda Hughes, 13602 Wicker Ave., the corrections on the other property would send the water down to her. She showed a video of the water in her back yard. Looks like a rapid. Lived there since 1989 and never had water problems until that initial subdivision was built. Concerned with how water will affect her.

- 4. Town Engineer’s Comments: Don Oliphant stated he looked at it last year as part of Bethel construction, Jack from DVD asked us to go over and take a look at it. We brought it up and he asked at that time what needs to be submitted to the town. We told him them something needs to be engineered, don’t just slap a culvert in. Even if you extended the culvert, it would stop a lot of the erosion, but it will not stop it overtopping the driveway. Have put this on the Storm Board agenda as well. We need to see something from Monte, something we can look at and review it to make sure it is going to do the job and not just be a band aid affect.
- 5. Building Department Comments: Tim Kubiak stated he and Don Oliphant were out there last year and Monte actually seen us out there and he said he was going to extend that pipe and take care of that issue then.
- 6. Commission’s Discussion: David Austgen asked Don Oliphant if this subdivision is approved, Monte builds it, does whatever it takes to build on it, does that exacerbate the situation that Mr. Goff and Mr. Csikos described to us. Don Oliphant stated potentially that in our initial review letter on July 18, we recommended waiver of additional storm water for it. Right now those lots are crowned, so the rear part is going directly into the creek or directly into the detention basin and bypass. Understands concern with increased runoff, pavement, which half of it would come down and it would be a minor increase. Does drain down to the west to the cul-de-sac. Will add volume. Discussion ensued on if this was always an issue or has increased recently. Monte Watt stated there are several different things that may be causing that, it is an unregulated drain, been there forever. Certain things done to try to alleviate problems. A big box culvert put in on 41 where there is a big ditch going through, all of the water from the other side of 41 goes underneath and into a fifty-four (54) inch tile, which goes into the creek. All of the construction over the years just adds to what is going under 41 and into the creek. It is an accumulative thing. Part of solving that was the big retention pond we put in and that slowed down as far as the subdivision was concerned. But it didn’t do a couple things it should have: a portion of Bethel Church front lot goes directly to the ditch, there is no retention what so ever. The second problem we have is just a poor design, going to try correcting that. Muir Street when it really rains hard it does not go into the drains like it was designed to do. The only way to elevate that is to tear up the curb and lift it up or lower the street, so we can catch that to go in there. Don Oliphant stated this water is clearly not designed to go to the basin, don’t think the pipe is connected to the basin. Tim Kubiak stated the catch basin is definitely collecting a lot of water. Mr. Watt stated the original designer was Goldberg. What working on now is to get a drop for the catch basin to go in there as much as they can, not sure how going to divert it in from 136th. David Austgen stated how much time does Monte, the neighbors and the town have with the condition that exists right now, the acceleration of the erosion condition, how much time do we really have to address this. Don Oliphant stated he would like to address it this year, it is not getting better. David Austgen stated it sounds and appears that a retro design is needed here. Mr. Watt stated he is willing to pay for it. The lot next door is owned by Mr. Watt, so it is also his problem. John Foreman stated so deferring your project, you are ok with, because it is on the storm board. Mr. Watt stated there are also some clogged catch basins on the street, that need to be addressed. No problem with deferring the subdivision until he gets this fixed. He looks at these as two (2) different projects. One is actually different entities, Watt Properties, which is the old subdivision, the other is a new entity, Watt Holdings. Understands conditions need to be taken care of. Don Oliphant asked Mr. Watt if he had an old set of the original plans. Mr. Watt stated he could get that for him. Tim Kubiak asked about the plan for the detention pond maintenance and accessibility for the new 3-lot subdivision. Mr. Watt stated originally there were two options, either the town took it over or the church took it over. We held on to it until such time it was expanded and we are more than happy to turn it over to the town or the church. The church was thinking of having some kind of property owners association take care of it. David did not seem enthusiastic about that and he would desire give directly to the church. Tim Kubiak asked about accessibility of that property. Mr. Watt stated it is on the plat, there are easements. Jerry Wilkening asked about Mr. Csikos issue, if it was separate or tied to this. He asked if it would be exempt from sidewalks. David Austgen stated until Don and Monte get together with the engineers, we will not know the extent or the nature of exactly what it will take to address the issue at Mr. Csikos. Discussion ensued on coming up with a plan for fixing the current problem before proceeding.

A motion was made by John Foreman seconded by Jerry Wilkening to defer.

Diane Cusack	Chuck Becker	John Kieपुरa	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

2. David McDaniel – 1-Lot Subdivision

Owner: David McDaniel, PO Box 711, Cedar Lake, IN 46303
Petitioner: David McDaniel, PO Box 711, Cedar Lake, IN 46303
Vicinity: 7129 Vermillion, Cedar Lake, IN 46303
Legal Description: Pt. NE.1/4 NW.1/4 S.23 T.34 R.9 (88x232ft) 0.468Ac
Tax Key Number(s): 45-15-23-132-005.000-043

Request: Petitioner is requesting 1-Lot Subdivision

- 1. Town Attorney’s Review: David Austgen stated the notices are in order.
- 2. Petitioner’s Comments: None
- 3. Remonstrators: None
- 4. Town Engineer’s Comments: None
- 5. Building Department Comments: None
- 6. Commission’s Discussion: None

A motion was made by Jerry Wilkening and seconded by John Foreman to defer to the August 17, 2016 Public Meeting

Diane Cusack	Chuck Becker	John Kiepura	Richard Sharpe	John Foreman	Jerry Wilkening	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Yes	Yes	7-0

David Austgen stated perhaps that in the outline for the information to applicants we can give them a check list that needs to be ready before they start. Tim Kubiak stated we do that to a point, but a lot of people come in asking to be put on the agenda for the work session and our first comment with people who come to the work session is to get the boards feel for what they need to do. We talk about it internally and have them satisfy our needs before coming to the meeting, but you are the Plan Commission, so we kind of thought the first work session they would get some feed back. Like Monte’s thing I would have said I don’t think that 3-lot subdivision should be put in there and go home because it was already developed as a detention area.

Update Item:

1. Zoning & Lighting Ordinance - Update

Public Comment: None

Adjournment: 8:31 pm

Press Session: Plan Commission Public Meeting – August 17, 2016 at 7:00pm

Chuck Becker

Diane Cusack

John Foreman

Greg Parker

John Kiepura

Richard Sharpe

Jerry Wilkening

Attest: Brooke Faber, Recording Secretary

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.