



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
NOVEMBER 2, 2016 7:00 P.M.**

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

Pledge to Flag:

Roll Call:

Absent Diane Cusack

Absent Chuck Becker

Present John Kiepura

Present John Foreman

Present Richard Sharpe

Present Jerry Wilkening

Present Greg Parker

Absent Donald Oliphant, Town Engineer – CBBEL

Absent David Austgen, Town Attorney

Present Tim Kubiak, Director of Operations

Absent Brooke Faber, Recording Secretary

Others Present: Michelle Bakker, Building Administrator, Jessica Chick, Recording Secretary

Old Business:

1. David McDaniel – Preliminary Plat/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 Preliminary Plat/1-Lot Subdivision

Deferred from July 20, 2016 Public Meeting

Deferred from August 17, 2016 Public Meeting

Deferred from September 21, 2016 Public Meeting

Deferred from October 19, 2016 Public Meeting

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated he has nothing new, brought in his stuff right before the last meeting. Michelle Bakker stated he is waiting for his surveyor.
4. Commission's Discussion: None

2. Watt Holdings, LLC – Preliminary Plat/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 Preliminary Plat/3-Lot Subdivision

Deferred from August 17, 2016 Public Meeting

Deferred from September 21, 2016 Public Meeting

Deferred from October 19, 2016 Public Meeting

1. Petitioner's Comments: Monte Watt stated would like to proceed with preliminary plat approval. Everything is hanging loose with the drainage issue. That has been sent back to Don, for him to do what is necessary for the street side. While he is doing that thought could go ahead with preliminary plat. Mr. Watt stated the revised plat was just sent out today.
2. Town Engineer's Comments: None

3. Building Department Comments: Tim Kubiak stated that according to Don's updates, the Watt 3 lot subdivision, nothing new, July 18 letter had not been addressed yet. Believe it was agreed that this would be brought back up once resolution of drainage was decided. Need to make sure the drainage is corrected before we make more lots. Don's comments on the drainage are that they are working on alternatives to help minimize the drainage impacts to lot 5. Haven't reviewed the resubmittal before the previous meeting because directed to come up with alternatives.
4. Commission's Discussion: Jerry Wilkening asked what the council members position on this is. Are they ready to go on a repair Don recommends? Otherwise Mr. Watt is going to proceed with something that is related. Greg Parker stated he has no problem entertaining some sort of action, so long as we know we are going to have a remedy to the drainage problem.

3. Muir Woods Drainage Plan – Site Plan Approval

Owner: Monte Watt, 11411 135th Pl., Cedar Lake, IN 46303
Petitioner: Watt Holdings, LLC, 11411 W. 135th Pl., Cedar Lake, IN 46303
Vicinity: 13660 Muir Ln. **and** 13650 Muir St., Cedar Lake, IN 46303
Legal Description: Muir Woods Lot 5 **and** Muir Woods Lot 6
Tax Key Number(s): 45-15-29-278-009.000-01 **and** 45-15-29-278-010.000-014

Request: Petitioner is requesting Site Plan Approval

Deferred from October 19, 2016 Public Meeting

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: None
4. Commission's Discussion: None

4. Telamon/GES – Site Plan

Owner: Hanover Community School Corp., 9520 W. 133rd Ave., Cedar Lake, IN 46303
Petitioner: Telamon/GES, 1000 E. 116th St., Carmel, IN 46032
Vicinity: 10120 W. 133rd Ave., 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 a Site Plan

Deferred from September 21, 2016 Public Meeting
Deferred from October 19, 2016 Public Meeting

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated Mr. Breeden is going to have the site plan prepared and to Don one week before the next public meeting. Waiting for revised site plan.
4. Commission's Discussion: None

New Business:

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

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 1.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 2-lot subdivision

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated this is basically a final plat for the two lots. He turned his final plat into Don today and they are reviewing it for the public meeting. Have to wait 30 days between preliminary and final. Five parcels turned into 2 lots of record. Just clearing trees, had approval for site plan, they cannot build until final plat is done.
4. Commission's Discussion: John Kieपुरa was concerned with any building being done before final plat.

2. Beacon Pointe of Cedar Lake LLC-Concept Plan

Owner: Philip Rietveld, 1664 Reitveld Dr., Crete, IL 60417
Petitioner: Beacon Pointe of Cedar Lake LLC, P.O. Box 677, St. John, IN 46373
Vicinity: 9505 W. 137th Avenue (Parrish & 141st Avenue), Cedar Lake, IN 46303
Legal Description: Part of W1/2 SW1/4 S.27 T.34 R.9 55.96 Ac
Tax Key Number(s): 45-15-27-351-004.000-014

Request: Petitioner is requesting a concept plan

1. Petitioner's Comments: Jack Slager, Schilling Development. Wanted to bring Beacon Pointe. Was here back in March with a very rough conceptual drawing at that time. We have it under contract now. Formerly known as Union Station, this is property on the east side of Parrish south of the Sleepy Hollow ditch, to 141st to the rail road tracks across from Centennial. Have been working with McFarland Homes on the Monastery South Development. Wanted to continue with a similar type development, with wider and deeper lots. Three products in this development, cottage homes, duplex and four plex unit. The original design for Union Station did not work with these buildings, in 2006 there was rezoning done, received RT and RM and commercial on the corner. Will need to go through the rezoning process. Will be seeking a PUD for the entire site. Would need to widen Parrish, curbs and sidewalks on both main streets. Things we have talked about with McFarland is in the covenants, no fences, sheds or pools. Park access, currently a bridge across Sleepy Hollow ditch, would like to do an access. Rather than a land donation it would be a monetary donation for whatever needs are decided. Still working on engineering, would start at the north end with around 30 lots at a time. Wants assurance that there would be adequate water and sewer to the site. Also the PUD zoning process, would basically write their own ordinance for this parcel. Asking for 90 ft. wide lots with 25 ft. front yard setback, 20 ft. rear yard setback, 7 ½ side yard setbacks, all of that would be part of the PUD zoning. Have made sure every building would fit on the lot. Discussion on street names and numbers ensued.
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated would need to run the numbers to see if adequate water and sewer. The PUD zoning goes along with the plat. Make you have an engineered plan in order to get a PUD.
4. Commission's Discussion: Discussion on sanitary sewer, water and PUD ensued. Jerry Wilkening had concerns with the space of the park.

3. Monastery Woods South – Performance Letter of Credit

Owner: MWD Development LLC, 2300 Ramblewood Drive, Highland, IN
Petitioner: MWD Development LLC, 2300 Ramblewood Drive, Highland, IN
Vicinity: Monastery Woods subdivision south of 129th Avenue

Request: Petitioner is requesting Public Improvement Acceptance

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated they are not done, they did give us a Letter of Credit for \$100,000 extending to November 17, which is one day after our next public meeting. They have the pavement down, doing their last odds and ends, got storm man holes repaired today. Got a little bit of signage, everything is on track to be accepted at the next public meeting.
4. Commission's Discussion: None

4. Donald Kors – Preliminary Plat/1-Lot Subdivision & Public Vacation

Owner: Donald E. Kors, Jr. 14507 Morse St., Cedar Lake, IN 46303
Petitioner: Donald E. Kors, Jr. 14507 Morse St., Cedar Lake, IN 46303
Vicinity: 14507 Morse Street, Cedar Lake, IN 46303
Legal Description: Shades Add. Cedar Lake Plat D BL.2 lots 1,2&14 **and** S. 56.5 FT. OF N.214.5 FT. OF W. 485FT. OF NW SE S.35 T.34 R.9 .63 AC. * **and** Shades Add. Cedar Lake Plat D BL.2 lots 1,2 & 25 to 28
Tax Key Number(s): 45-15-35-403-001.000-043 **and** 45-15-35-401-005.000-043 **and** 45-15-35-404-013.000-043

Request: Petitioner is requesting a 1-Lot Subdivision & Public Vacation

1. Petitioner's Comments: None
2. Town Engineer's Comments: None
3. Building Department Comments: Tim Kubiak stated Don Oliphant issued a letter October 24, had no issues with the preliminary plat or the vacation request. The requested vacations include dead unimproved portions of Bell Street and Cedarville Terrance, Bell Street will only be vacated to the center line since the town owns the parcel on the east side of the right away.
4. Commission's Discussion: None

Update Item:

- 1. Zoning & Lighting Ordinance – Update**
- 2. Monastery Woods Development-LOC-\$100,000.00 Expires November 17, 2016**
- 3. WPPI CL 133rd, LLC-Fairbanks Water Line-LOC-\$26,675.00 expires December 1, 2016-**
Tim Kubiak stated this is a Maintenance Letter of Credit for the water main extension that WPM did. We need to check and make sure everything is ok. It is going to expire in December. Get our inspecting done and make sure it is all ok.

Jerry Wilkening asked about the west side interceptor, will it run parallel down to the sewer line that runs down Lauermann now around the south end of the lake. John Foreman stated no, the objective is to go south to one of the east west roads, so we can take on future growth on the south annexation zone and hopefully cut diagonally across some of the fields, to reduce costs and then across 165th. Discussion on where this would go ensued.

Public Comment:

Adjournment: 7:41 p.m.

Press Session: Plan Commission Public Meeting – November 16, 2016 at 7:00pm

Jerry Wilkening

John Foreman

Richard Sharpe

Greg Parker

Diane Cusack

Chuck Becker

John Kiepura

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.