



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
DECEMBER 7, 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 Jerry Wilkening

Present John Kiepura

Present Greg Parker

Present Richard Sharpe

Present John Foreman

Present David Austgen, Town Attorney

Present Donald Oliphant, Town Engineer – CBBEL

Present Tim Kubiak, Director of Operations

Present Brooke Faber, Recording Secretary

Old Business:

1. 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

Deferred from November 16, 2016 Public Meeting

1. Petitioner's Comments: Not present.
2. Town Engineer's Comments: Don Oliphant stated the July 18th letter is still outstanding and have not heard from the engineer yet. Have not heard from Monte either.
3. Building Department Comments: None
4. Commission's Discussion: None

2. 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

Deferred from November 16, 2016 Public Meeting

1. Petitioner's Comments: Not present.
2. Town Engineer's Comments: Don Oliphant stated we went over everything with the Storm Board. They did make a recommendation we proceed with Alternative 2A and then follow up with 2B. 2A was swapping out inlet grates, provide more inlet capacity and then see how that does. Least costly option and believe Public Works can do. 2A will cost about \$11,000 and 2B will be \$21,000.
3. Building Department Comments: Tim Kubiak stated we have a developer asking to make three (3) more lots in a subdivision that was insufficient. If the town is going to step up and make these improvements to fix his storm drainage system, then this three

- (3) lot subdivision needs to go away. If he is not going to fix his problems he had prior, to let him expand on this is not a good practice.
4. Commission's Discussion: David Austgen stated the storm drainage is incredibly sensitive and we need to have the petitioner with solution information at the work study. Discussion on how the options might work ensued. Discussion on if Mr. Watt wants to put in three (3) more lots, than he should pay for fixing the storm drainage issue. He needs to extend the storm sewer, correct the water drainage, then approve lots. Would like a signed agreement stating he is going to fix the problem before getting the three (3) lots. Discussion on green space ensued. David Austgen stated we need to follow the law, if he meets the requirements of the plat conditions in the subdivision ordinance; this has to be looked at very carefully. We need to make sure we have the tools you need in the subdivision ordinance to assure that the developer who proposes this subdivision is following and completing those responsibilities. Don Oliphant stated one (1) of the lots is not included in the original plat, it is a single lot outside of it. The furthest east lot he is trying to subdivide into the other two, he can build a house on that lot by just pulling a permit. May have to get a one (1) lot subdivision for it. Discussion on if the town fixes the solution, can Mr. Watt reimburse us for this.

3. 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
Deferred from November 16, 2016 Public Meeting

1. Petitioner's Comments: None
2. Town Engineer's Comments: Don Oliphant stated he received two plan sheets from their engineer about a week ago, which isn't a lot more than they submitted originally. Heard from Bruce saying they hope to have additional information a week before the next public meeting.
3. Building Department Comments: None
4. Commission's Discussion: None

4. 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 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 Final Plat/2-lot subdivision

1. Petitioner's Comments: None
2. Town Engineer's Comments: Don Oliphant stated the final plat is good, waiting on document number when recorded.

3. Building Department Comments: Tim Kubiak stated thought the consensus was if everyone on the plan commission was good with it, everyone was suppose to review and sign it today so they could have it recorded on the mylar.
4. Commission's Discussion: David Austgen stated have not heard from the Henn's regarding the findings, conditions and items that need to run with the record or plat, as conditions of approval by this commission. Michelle Bakker did send them a copy of that a couple weeks ago. Jerry Wilkening asked if they show up on December 21 with the appropriate paper work, can we sign and give it to them and move things along. David Austgen stated yes.

New Business:

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

1. Petitioner's Comments: None
2. Town Engineer's Comments: Don Oliphant stated it is good.
3. Building Department Comments: None
4. Commission's Discussion: None

2. Thomas Taylor & Kathryn Devine Taylor-Final Plat/4-Lot Subdivision

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 Final Plat/4-Lot Subdivision

1. Petitioner's Comments: Tom Taylor was present.
2. Town Engineer's Comments: Don Oliphant stated the preliminary plat approval is contingent upon six (6) or seven (7) remaining engineering comments. They submitted this last week, still looking at it. The final plat is in order minus one (1) small comment. Missing the engineers estimate to set the bond to set the inspection fees.
3. Building Department Comments: None
4. Commission's Discussion: None

Update Item:

1. Zoning & Lighting Ordinance – Update-David Austgen stated still waiting on grants.

Public Comment: John Foreman stated going back to our zoning ordinance, we have agricultural zoning, R-2, R-1, RT-two family and RM-multi-family zoning and then when you think of the Town of Cedar Lake and all these pre-platted subdivisions that have cottages/houses on them, they don't fall into any of those classifications that I brought up. A few years ago we had a town manager and we talked about having a core cottage overlay district. Let's say someone comes in buys one of these cottages, wants to tear it down and get a permit to build a nice new cottage, he can't. He has to go through the BZA and get all these setbacks and variances. We started working on it and would like to resurrect it. Tim Kubiak stated rehabilitation, do an incentive to rip down the old house and put up new. Would need to set a minimum, and have some boundaries. Possibly a reduced permit price to do this. Discussion on different options ensued. David Austgen stated this would take care of a lot of variances, by cleaning this up. We need to identify these areas and make a simple amendment to this document.

Tim Kubiak also mentioned a possible change in road standards for industrial zoning districts to concrete instead of asphalt. Also the town taking over Industrial Drive for future expansion.

Larry Goff, have been trying to deal with Monte Watt for ten (10) years to take care of that water problem.

Adjournment: 7:48 p.m.

Press Session: Plan Commission Public Meeting – December 21, 2016 at 7:00pm

Chuck Becker

John Foreman

Greg Parker

John Kieपुरa

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.