



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
JANUARY 4, 2017 7:00 P.M.**

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

Pledge to Flag:

Roll Call:



Present Chuck Becker

Present John Kiepora

Present John Foreman

Present Richard Sharpe

Present Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBBEL

Absent David Austgen, Town Attorney

Present Tim Kubiak, Building Commissioner

Present Michelle Bakker, Building Administrator

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
Deferred from December 21, 2016 Public Meeting

1. Petitioner's Comments: Monte Watt stated there is nothing new. Engineer was not able to get anything prepared, working on it. Asked for costs to put new drains in.
2. Town Engineer's Comments: Don Oliphant stated picked up the reviews after last meeting turned over another comment letter on the 21st that is what we are waiting on. Plan A was \$11,000 and Plan B was \$22,000
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
Deferred from December 21, 2016 Public Meeting

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

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

Owner: Thomas Taylor & Kathryn Taylor, 14801 Clark Rd., Crown Point, IN 46307
Petitioner: Thomas Taylor & Kathryn Taylor, 14801 Clark Rd., Crown Point, IN 46307
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: None
2. Town Engineer's Comments: Don Oliphant stated we had contingencies after preliminary plat, that it was approved based upon that he hasn't followed up on. Not a lot left, but important stuff like the letter of credit, which we can't set because we don't have an estimate. The inspection fees can't even approve the final plat contingent.
3. Building Department Comments: Tim Kubiak stated he talked to Tom and he said is still trying to get them to finish up Don's comments and hopes to have it ready for the next meeting.
4. Commission's Discussion: None

New Business:

1. Beacon Pointe-Preliminary Plat/PUD

Owner: Philip Rietveld, 1664 Reitveld Dr., Crete, IL 60417
Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
Vicinity: 9505 W. 137th Avenue/13900 Parrish Avenue
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 Preliminary Plat for 218 Units/Rezone from RT, RM, B-2, & B-3 to PUD

1. Petitioner's Comments: Jack Slager and Scott Zajac, Schilling Development. Talked to Ron McFarland, McFarland Homes will be building exclusively in Beacon Pointe. Sales flier from Monastery, going to be taking the architectural features and landscaping up a notch from Monastery and slightly increasing the lot size. The pricing will be about \$20,000 more than Monastery. Offered to let everyone stop at the models in Monastery to see the products. This parcel was before you in 2006 as Union Station; it was approved as a development. Was dormant for 10 years, when we picked it up. Came to you last March with a rough concept, got a positive response. Have looked at sewer supply, drainage, zoning, everything at that point, then we brought this layout to you. Engineering plans were submitted to Don and has returned his comments on those, working through comments. Mailed out legal notices for Public Meeting, January 18, will be the hearing for preliminary plat for the PUD. Two weeks after that take it to the Town Council and get their approval on the PUD Ordinance. Hoping in February apply IDEM, sewer and water permits, March start survey layout erosion control measures, March 15 to break ground for utilities which would put it to June 1 to break ground and September 1 for first occupancy. Have done some minor changes to layout. Street names, did research and have a lighthouse theme use vanity names. Somewhere around June for Final Plat. Discussion on Kiwanis Park, have no dedicated park land in the development, figure our fee in lieu of land about \$50,000-\$60,000, would like it to go to that park. Proposing an asphalt walkway and old bridge to use as access to Kiwanis Park. Use remaining money for improvements to the park. Water capacity is good. There is an existing twenty-one inch (21") sanitary sewer that runs along our side of creek, eight inch (8") stub that runs into the property, more than adequate depth and size wise. It is in good shape, but does not stay in the easement. Every product has it's own set of covenants. Cottage home, Duplex home, 4 Plex covenants.
2. Town Engineer's Comments: Don Oliphant stated the bridge is in rough shape. Recommended a drain tile survey be done on this property, requirement of the storm water ordinance because it is a current farm property. Try to avoid problems like sink holes and drain tiles that get chopped off like in Utopia. Think will have to waive requirement if you agree, waived it for Lakeside, will put a note if hit anything low will tie it in. Still have to tie them in and have on their plans. The ordinance isn't very clear about what type of curbs, we have two different curbs. Discussion on curbs ensued. Concerns with cul de sac on Nantuckett Drive. The typical section is sixty (60) ft. edge to edge, our pavement is thirty-three (33) ft. back to curb, normally have five (5) ft.

green space between back of curb and sidewalk. Here they are proposing a forty (40) ft. right of way back to back and then the sidewalk would be right up against the curb. Will be tighter than in other subdivisions. Similar to what did in Centennial.

Building Department Comments: None

3. Commission's Discussion: John Foreman stated he is in favor of the vanity names. Greg Parker has stated it has worked in other neighborhoods. Discussion on how the park formula is figured and what upgrades would be made ensued. John Foreman expressed concerns with Sleepy Hollow ditch and flooding. Discussion on flood plain, flow of water and detention areas ensued.

Update Item:

1. **Zoning & Lighting Ordinance Update**-None
2. **Industrial Drive**-None
3. **Nomination of Officers**
4. **Centennial Phase 1-4 Maintenance – Expires March 23, 2017**-Don Oliphant stated we have sanitary fully inspected; water was not part of it. Start doing road inspections.

Public Comment: None

Adjournment: 7:58 p.m.

Press Session: Plan Commission Public Meeting – January 18, 2017 at 7:00pm

Chuck Becker

Heather Dessauer

John Foreman

Greg Parker

John Kiepura

Richard Sharpe

Jerry Wilkening

Attest: Brooke Faber, Recording Secretary

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