



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
MARCH 1, 2017 7:00 P.M.**

Call To Order (Time): 7:03 p.m.

Pledge to Flag:

Roll Call:

Present Heather Dessauer

Present Chuck Becker

Present John Kiepura

Present John Foreman

Present Richard Sharpe

Present Jerry Wilkening

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBEL

Absent David Austgen, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Present Brooke Faber, Recording Secretary

Old Business:

1. Jeffrey T. Schilling-Site Plan

Owner/Petitioner: Jeffrey T. Schilling, 13246 Lakeshore Dr, Unit A302, Cedar Lake, IN 46303

Vicinity: 8328 West 147th Avenue, Cedar Lake, IN 46303

Legal Description: S.120FT. OF N. 220FT. OF S. 673.50FT. OF W.41FT. OF E.131.70 FT. OF NW. SE. S.34 T.34 R.9 .113A. **and** PT. N2 SE S.34 T.34 R.9 .90 AC. '100X389X100X395.80 FT.' & 100 FT. STRIP BET. R. R. & S. SHORE OF CEDAR LAKE &TR. VAC. R. OF W.

Tax Key Number(s): 45-15-34-404-007.000-014

45-15-34-404-008.000-014

Request: Petitioner is requesting a Site Plan

Deferred from February 15, 2017 Public Meeting

1. Petitioner's Comments: Jack Huls from DVG representing the petitioner. Submitted site plan and Don Oliphant reviewed it. Proposing construction of a new home on the proposed one (1) lot subdivision, the basement elevation is going to be above the regulation required by FEMA, there is a lengthy driveway.
2. Town Engineer's Comments: Don Oliphant stated reviewed initial site plan, sent a letter to them on Monday and met the same day to go over the comments. Received a new submittal today. The next item the plat itself had three minor comments.
3. Building Department Comments: None
4. Commission's Discussion: Discussion on the drainage ensued. Don Oliphant stated there will be a ten (10) foot drainage easement from 147th right of way to the lake. Will be maintained by the homeowner. Jerry Wilkening expressed concern with the lighting plan.

New Business:

1. Jeffrey T. Schilling-Final Plat-1 Lot Subdivision

Owner/Petitioner: Jeffrey T. Schilling, 13246 Lakeshore Dr, Unit A302, Cedar Lake, IN 46303

Vicinity: 8328 West 147th Avenue, Cedar Lake, IN 46303

Legal Description: S.120FT. OF N. 220FT. OF S. 673.50FT. OF W.41FT. OF E.131.70 FT. OF NW. SE. S.34 T.34 R.9 .113A. **and** PT. N2 SE S.34 T.34 R.9 .90 AC. '100X389X100X395.80 FT.' & 100 FT. STRIP BET. R. R. & S. SHORE OF CEDAR LAKE &TR. VAC. R. OF W.

Tax Key Number(s): 45-15-34-404-007.000-014

45-15-34-404-008.000-014

Request: Petitioner is requesting a Final Plat-1 Lot Subdivision

1. Petitioner's Comments: None
2. Town Engineer's Comments: Don Oliphant stated this is just two parcels that are combined into one to make a lot of record. Had three (3) comments that they are working on.
3. Building Department Comments: None

4. Commission's Discussion: None

2. Lynnsway Unit 1 – Replat Subdivision

Owner: Lynnsway Development, LLC, 1313 White Hawk Dr., Crown Point, IN 46307
Petitioner: Diamond Peak Group, 1313 White Hawk Dr., Crown Point, IN 46307
Vicinity: Lynnsway Unit 1-Lots 1-4, 7-10, & 13-23

Request: Petitioner is requesting possible rezone and discussion of replat

1. Petitioner's Comments: Todd Kleven, Vice President, Diamond Peak Group. Discussion on product they are building and location. Currently zoned RM would like to put in single family homes, which is not allowed in this zoning. If approved, would take the density down from ninety (90) units to forty-eight (48). Would like to leave the zoning as it is and seek some variances, for lot width from sixty-five (65) to seventy-five (75) feet wide and five (5) foot side yard and the rear building line. If not approved, would apply to rezone to R-2, but would also need some variances. Jack Huls, DVG stated the intent is not to go outside of the lot lines currently platted. Want to stay within the legal lots, would not require replatting of the outlot. Replatting just the lots. Use the engineering as designed. A lot of the infrastructure is already in. Planning to do as-built to demonstrate where existing facilities are in and verify that the easements on the plat still work. On 144 width lot with easements on either side, are dividing it in half to make two (2) seventy (70) foot lots, there is one (1) lot, between lot 16 & 17, that would be the only lot line changed. All new lot lines will be inside the existing lots. Would be willing to post a performance bond for the remaining infrastructure. Discussion on roads ensued.
2. Town Engineer's Comments: Don Oliphant stated will have to come to an agreement about the public infrastructure. Did pull on the bond in 2009, only pulled on the portion we constructed. Did not have time to do whole road construction. Discussion on widening of Parrish. As-builts would be needed, hopefully the utilities were constructed per plan and not off. Would need to have as-built on the ponds. Would have an HOA be responsible for maintenance of ponds.
3. Building Department Comments: Tim Kubiak stated this five (5) foot side yard is a by product of taking these R-M lots and changing them to single family units. Trading in a four (4) or five (5) unit multi-family building for two (2) single family units.
4. Commission's Discussion: Discussion on products, pricing and setbacks ensued. Discussion on restrictions, no fences or sheds for example. Discussion on location of easements and on changing to R-2 zoning.

3. Rossman Partners, LLC-Site Plan

Owner: Cedar Lake Ventures One, LLC, 20001 51st St. W, Bradenton, FL 34209
Petitioner: Rossman Partners, LLC, 11061 Broadway, Crown Point, IN 46307
Vicinity: 9708 Lincoln Plaza, Cedar Lake, IN 46303
Legal Description: PT N.904.77FT OF NE1/4 NE1/4 S.28 T.34 R.9 0.828Ac
Tax Key Number(s): 45-15-28-228-023.000-014

Request: Petitioner is requesting possible site plan approval for new building

1. Petitioner's Comments: Matt Rossman, looking at putting a new building that would house Anytime Fitness. This is just conceptual, want to get the boards thoughts.
2. Town Engineer's Comments: Don Oliphant stated this is just a meets and bounds parcel, would need to get preliminary plat, make a lot of record. Does not have it's own detention. Parking could be an issue, over all spots, easement with access to Strack's.
3. Building Department Comments: None
4. Commission's Discussion: Discussion on if there is a water line under this property and how to locate what is there. There are no utility easements on that property. Concerns with old tank being on property. Petitioner would need to go for a one (1) lot subdivision and site plan first.

4. Schilling Development- Lakeside Subdivision-Preliminary Plat Extension

Owner: Cedar Lake 133, LLC, PO Box 677, St. John, IN 46373
Petitioner: Schilling Development, PO Box 677, St. John, IN 46373
Vicinity: 5711 W. 133rd. Ave., Cedar Lake, IN, 46303
Legal Description: THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTY-FOUR (34) NORTH, RANGE NINE (9) WEST OF THE SECOND PRINCIPAL MERIDIAN,

CONTAINING EITHY (80) ACRES, MORE OR LESS, IN LAKE COUNTY,
INDIANA. (E2. NW. S.25 T.34 R.9 80A.)

Tax Key Number(s): 45-15-25-100-001.000-043

Request: Petitioner is requesting Preliminary Plat Extension

1. Petitioner's Comments: Lakeside Subdivision Unit 1, Lot 1 is under construction. Primary Plat was approved in March of 2016 and we are asking for an extension since it is only good for one (1) year. Are preparing the final plat, hope to be ready in April or May. Submitted a spreadsheet from contractor to Don regarding all the fees and bonds. The storm sewer and sanitary sewer is almost done, going to be prepping for roads.
2. Town Engineer's Comments: None
3. Building Department Comments: None
4. Commission's Discussion: None

Tim Kubiak stated the next thing is piece of property in Cedar Point Park, he owns lots 3 & 4, wants to build a house on both of these lots. There is a four (4) foot walking path or drainage easement in the middle of the property. The problem being two (2) houses built to the east, new, redone resurveyed, for some reason this four (4) foot walking path does not exist. Have had five (5) different surveyors out there, and have been out there twice with Don. Where that four (4) feet is, there are a couple of theories, it could be over on Webster Street. We don't know. According to some common sense, we have to say that four (4) feet is now gone, but legally there on paper, not physically there in measurements. What proposed is to replat a new lot three. Relocate the pipe to the west of his property. Has two (2) forty-six (46) foot pieces of property with a four (4) foot walkway/drainage easement that doesn't exist. By replatting this subdivision the four (4) feet then disappears off this plat, would have to vacate that four (4) foot walkway. The drainage pipe is there in case of an emergency.

Update Item:

1. **Industrial Drive**-Don Oliphant sent road recommendations to David's office.
2. **Zoning Ordinance**-working on it.
3. **Watt Holdings, LLC – Preliminary Plat/3-Lot Subdivision-Deferred to May 3, 2017**
4. **Centennial Phase 1-4-Maintenance Letter of Credit -Expires March 23, 2017**-Don Oliphant stated completed inspection and sent a letter to Olthof asking them to extend the letter of credit until June 1, 2017. Have some pavement related fixes that need to be done.

Public Comment: None

Adjournment: 8:45 p.m.

Press Session: Plan Commission Public Meeting – March 15, 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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