



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING MINUTES
MARCH 15, 2017 7:00 P.M.**

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

Pledge to Flag:

Roll Call:

Present Heather Dessauer

Present Donald Oliphant, Town Engineer – CBEL
(arrived at 7:02 pm)

Present Chuck Becker

Present David Austgen, Town Attorney

Present John Kiepura

Present Tim Kubiak, Director of Operations

Present John Foreman (arrived at 7:06 pm)

Present Michelle Bakker, Building Administrator

Present Richard Sharpe

Present Brooke Faber, Recording Secretary

Present Jerry Wilkening

Present Greg Parker

Minutes:

A motion was made by John Kiepura and seconded by Jerry Wilkening to approve the Minutes from February 1, 2017 Work Session and February 15, 2017 Public Meeting as presented.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Arrived late	Yes	6-0

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 Approval

1. Petitioner's Comments: Jack Huls from DVG, presented the site plan at the work session for consideration, been working with Don Oliphant regarding the drainage concerns.
2. Town Engineer's Comments: Don Oliphant stated would recommend an approval with contingencies from the letter dated March 15, 2017. A lot of them are flood plain certifications, wall certification, notes considering DNR approval and coordination with Public Works to reinstall a failed culvert under 147th. And BZA variances as well.
3. Building Department Comments: None
4. Commission's Discussion: Discussion on the wall certification ensued. A structural engineer will handle that.

A motion was made by Jerry Wilkening and seconded by Chuck Becker to approve the site plan as presented.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Arrived late	Yes	6-0

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. Town Attorney's Review: None
2. Petitioner's Comments: Jack Huls, DVG, this is the same parcel as the site plan. Were here a month ago for preliminary plat, seeking approval for final plat.
3. Town Engineer's Comments: None
4. Building Department Comments: None
5. Commission's Discussion: None

A motion was made by Richard Sharpe and seconded by Jerry Wilkening to approve the final plat as presented.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
Yes	Yes	Yes	Yes	Yes	Arrived late	Yes	6-0

2. 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 ORO 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 –Expires March 16, 2017

1. Petitioner's Comments: Jack Slager, Schilling Development. Received primary approval a year ago for Lakeside. Would like to request a sixty (60) day extension. Will be on the agenda next month for final plat.
2. Town Engineer's Comments: None
3. Building Department Comments: None
4. Commission's Discussion: None

A motion was made John Kiepura and seconded by Jerry Wilkening to extend the preliminary plat for one (1) year.

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

3. Centennial Subdivision Phase 1-4 – Maintenance Letter of Credit

Owner: Olthof Homes, 8051 Wicker Ave, St. John, IN 46373
 Petitioner: Olthof Homes, 8051 Wicker Ave, St. John, IN 46373
 Vicinity: Centennial Phase 1-4, Cedar Lake, IN 46303

Request: Owner would like to extend the Maintenance Letter of Credit in the amount of \$238,276.21 until June 30, 2017

1. Town Attorney's Review: None
2. Petitioner's Comments: None
3. Town Engineer's Comments: Don Oliphant stated this was our recommendation. Did the Maintenance Letter of Credit inspection over the last few months. Asphalt and curb stuff that they can't do before it expires. Give to June 30 to give the adequate time to address the repairs.
4. Building Department Comments: None
5. Commission's Discussion: None

A motion was made by John Kiepura and seconded by Chuck Becker to extend the Maintenance Letter of Credit to June 30, 2017.

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

Update Item:

1. **Industrial Drive** – Remove from the agenda
2. **Zoning Ordinance** – The Commission will have a public hearing next month on the lighting regulations. Have advertised and noticed that. There will be a single proposal for consideration, but separate text amendments to the zoning ordinance and subdivision control ordinance. Will have public hearing, council will get a recommendation from with you with an ordinance. Also working on the index for the rework of the zoning ordinance.
3. **Watt Holdings, LLC – Preliminary Plat/3-Lot Subdivision-Deferred to May 3, 2017**

Public Comment: None

Adjournment: 7:15 p.m.

Press Session: Plan Commission Work Session – April 5, 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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