



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
WORK SESSION MINUTES  
May 3, 2017 7:00 P.M.**

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

Pledge to Flag:

Roll Call:

Present Heather Dessauer  
Present Chuck Becker  
Present John Kiepura  
Present Jerry Wilkening  
Present Richard Sharpe  
Present John Foreman  
Present Greg Parker

Present Donald Oliphant, Town Engineer – CBBEL  
Present David Austgen, Town Attorney  
Present Tim Kubiak, Director of Operations  
Present Michelle Bakker, Building Administrator  
Present Jessica Chick, Recording Secretary

**Old Business:**

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

Owner: Monte Watt, 11411 135<sup>th</sup> Pl., Cedar Lake, IN 46303  
Petitioner: Watt Holdings, LLC, 11411 W. 135<sup>th</sup> Pl., Cedar Lake, IN 46303  
Vicinity: 11255 to 11500 W. 136<sup>th</sup> 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*  
*Deferred from February 15, 2017 Public Meeting*

1. Petitioner's Comments: Monte Watt stated "The drainage issue was approved, with a follow up regarding the final agreements with Tim. The other item, Muir Woods 2, we are asking Don to review the plans and get back to us."
2. Town Engineer's Comments: Don Oliphant stated, "We have not received anything regarding Muir Woods 2 since July of last year. I will go back and double check on this."
3. Building Department Comments: none.
4. Commission's Discussion: none.

**2. Rossman Partners, LLC-Site Plan**

Owner: Cedar Lake Ventures One, LLC, 20001 51<sup>st</sup> 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 site plan approval**

*Deferred from April 19, 2017 Public Meeting*

1. Petitioner's Comments: Jack Huls, the proposed building will go where pictured in the green space. The building is sixty (60) by one hundred and twenty (120) feet, the layout of the property was discussed regarding parking, green space, sidewalks, etc. The Town has a plan that is coming all the way through the area, should we do these improvements with this project on the east side of the building? The grade falls about 2.5 feet from the building, which is a concern. Discussion continued about the layout of the actual building regarding front entrance, garage door, work out space, etc. Discussion regarding drainage occurred; all the concrete will be taken out and making it all new. The site plan and the architecture is favorable, so we will proceed to have full architectures put together for the June meeting.

2. Town Engineer's Comments: Don Oliphant stated, Strack & Van Til has taken into account the entire north parcel of Lincoln Plaza for storm drainage. They will need to get permission to tie into their lateral basin system. The line can also be rerouted to the Town's line if the conversation doesn't go well.
3. Building Department Comments: none.
4. Commission's Discussion: none.

### **3. Rossman Partners, LLC-Preliminary Plat & 1-Lot Subdivision**

Owner: Cedar Lake Ventures One, LLC, 20001 51<sup>st</sup> 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 a Preliminary Plat & 1-Lot Subdivision**

#### **Deferred from April 19, 2017 Public Meeting**

1. Petitioner's Comments: Jack Huls, this parcel is 133<sup>rd</sup>/ Lincoln Plaza it goes right into the Strack & Van Til. There is an amount of green space as well as asphalt, we are looking to take this area and make it into a 1 lot subdivision. There is an ingress egress easement, they have requested a public right of way, which is shown on the plat. We have been asked to dedicate the twenty (20) foot alley in the back west side, (Attorney Austgen, staff levels discussions have yielded that discussion about dedication) which leaves us with one hundred thirty-five (135) by one hundred sixty-five (165) foot lot. There are a number of easements and the Petitioner's Attorney has been in contact with Attorney Austgen's office as well as our surveyor being in touch with the engineering consultant and legal consultants to work through any of the issues. The easements related to the Town will need to be dealt with at the final plat. Documents will be ready for signature in June. The timeline would be seeking primary plat approval this month, June will be final plat approval, subdivision would then be recorded, and the petitioner would be able to come in with a building permit subject to the approvals. The parking agreement is subject to note, the attorney has been in touch with Strack & Van Til's attorney and they are working out that agreement. There will most likely be a waiver request in regards to parking for this type of facility. We are asking Strack & Van Til to release the parking rights pertaining to this property. The transfer will take place at final plat, when the documents are recorded. There have also been discussions about right of way grants up and down the area along Lincoln Plaza, the Petitioner has a purchase agreement for this parcel. It will be purchased then sub-divided. Concern was raised regarding the parking for other parcels if spaces are made public. A waiver or a variance request can be made regarding this concern if needed. Discussion continued in regards to the possible parking discrepancies, it was guided that variances or waivers would have to be sought out at that time.
2. Town Engineer's Comments: Don Oliphant stated, "We have met with staff and we are comfortable with the way the easements are being vacated, maintaining, and created. We just received the site plan and we are moving in the right direction for two (2) weeks."
3. Building Department Comments: Tim Kubiak stated, "Is it possible for the public road right of way to include parking for the buildings along that frontage? Is this something that can be offered that would remain parking for those businesses? This is typically something that will be discussed when this is redeveloped."
4. Commission's Discussion: A solution in regard to the parking will be discussed further. Discussion continued in regard to the fifty (50) foot easement that will be acquired by the Town.

#### **New Business:**

### **1. Beacon Pointe-Final Plat Unit 1**

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. 137<sup>th</sup> 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 Final Plat - Unit 1, 28 lots**

1. Petitioner's Comments: Scott Zajac with Schilling Development, we will be requesting final plat at the next public meeting. The first phase is at the northern portion; eighteen

- (18) cottage homes, ten (10) duplex units, and twenty (20) individual units. We have a dry detention basin, the pond will go in first. The storm and sanitation sewer are in, as well as the water main and taps. We will get some stone and curbs down in the next few weeks. Everything is per plan at the moment.
2. Town Engineer's Comments: Don Oliphant stated, "We will be looking at the end of year estimate to set the letter of credit amount as well as some of the lingering engineering issues. The Petitioner is also requesting that only a percentage of the park dedication money be paid as a part of this phase prorated as a percentage of the build out. I believe the Plan Commission agreed to sixty thousand dollars (\$60,000.00) which will be prorated off the number of units that are being platted in this phase. During this phase the sidewalk will also be extended up Parrish Avenue to 137<sup>th</sup> that will come out of the overall amount."
  3. Building Department Comments: none.
  4. Commission's Discussion: Concern was raised regarding the north entrance for construction traffic for the new owners. Concern was also raised for the placement of the sidewalk in terms of sanitation sewer, utilities, and cedar trees. Discussion occurred regarding the bridge, sidewalks, the railroad tracks, etc. Dialogue was discussed about the bridge possibly tearing it down, making it inoperable, or fixing it, many different possibilities. Dialogue will continue regarding this matter. This matter will be left open for discussion.

**Update Items:**

1. **Centennial Liberty Street – Performance Letter of Credit - Expires June 15, 2017**  
They will be asked to extend this for another year per Don Oliphant.
2. **Zoning Ordinance**  
David Austgen stated, "residential, commercial, industrial, non-conforming uses, and definitions are nearly complete. The Lighting regulations will be dropped in which were adopted by an ordinance at the Town Council. Packets will be ready soon."

**Public Comment:** None.

**Adjournment:** 8:07 p.m.

**Press Session:** Plan Commission Public Meeting – May 17, 2017 at 7:00pm

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**Chuck Becker**

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**Heather Dessauer**

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**John Foreman**

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**Greg Parker**

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**John Kieपुरa**

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**Richard Sharpe**

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**Jerry Wilkening**

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**Attest: Jessica Chick, 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.*