



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MEETING MINUTES
November 1, 2017 7:00 PM**

Call To Order (Time): 7:00 pm

Pledge to Flag:

Roll Call:

Present Heather Dessauer

Absent Chuck Becker

Present John Kiepora

Present Jerry Wilkening

Present Richard Sharpe

Present John Foreman

Present Greg Parker

Present Donald Oliphant, Town Engineer – CBEL

Present David Austgen, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Present Jessica Chick, Recording Secretary

Old Business:

1. Great Oaks Acres – Site Plan-Lot 2

Owner: Robert Henn, 15212 Oakdale, Cedar Lake, IN 46303

Petitioner: Henn & Sons Construction, 13733 Wicker Ave., Cedar Lake, IN 46303

Vicinity: 13109 Wicker Ave., Lot 2, Cedar Lake, IN 46303

Legal Description: Great Oaks Acres Storage Lot 2

Tax Key Number(s): 45-15-21-301-022.000-014

Request: Petitioner is requesting a Site Plan

Deferred to November 15, 2017 Public Meeting

2. TKR, Inc - 1-Lot Subdivision/Rezone

Owner: Jeffrey T. White, 4704 Grace St, Chicago, IL 60641

Petitioner: TKR, Inc., 11401 Wicker Ave., Cedar Lake, IN 46303

Vicinity: 14719 Morse St., Cedar Lake, IN 46303

Legal Description: NW1/4 SE1/4 S.35 T.34 R.9 EX. N.898.20FT & EX. S.208.75FT OF
N.1106.95FT OF W.208.75FT & EX. S.50FT OF W.70FT & EX. 50FTX50FT
PARCEL 15.551AC

Tax Key Number(s): 45-15-35-416-001.000-043

Request: Petitioner is requesting a 1-Lot Subdivision

Deferred to November 15, 2017 Public Meeting

Request: Petitioner is requesting a Rezone from R-2 to B-2

Deferred to November 15, 2017 Public Meeting

New Business:

1. Lakeside Subdivision-Final Plat

Owner: Cedar Lake 133, LLC, 8900 Wicker Ave., St. John, IN 46373

Petitioner: Cedar Lake 133, LLC, 8900 Wicker Ave., 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 Final Plat Unit 1, Block 2

1. Petitioner's Comments: Jack Slager, Schilling Development, we were in here 6-8 months ago to receive final plat approval unit 1 Block 1. That included the park and detention pond, this includes the remaining units of Block 1. Nothing has changed from

our primary approval. They are working on installing the sewers right now and the roads will be within the next two (2) weeks.

2. Town Engineer's Comments: Don Oliphant stated, we do not have any comments on the plat. We are waiting for the estimates to come over.
3. Building Department Comments: Tim Kubiak, no comment.
4. Commission's Discussion: Jerry Wilkening, Lakeside Boulevard will that remain with the final coat of asphalt? Also, will this current detention pond hold for this Block as well? Jack Slager stated, we are holding off on the rest of the subdivision and the current pond will handle this block as well. We anticipate 30-40 lots a year.

*Beacon Pointe: Jack Slager stated, they are getting ready to record the covenants for Beacon Pointe and deed out the first couple of lots. One of the items in the covenants or PUD ordinance is that all driveways are concrete. Tim Kubiak stated, the current ordinance states concrete, asphalt, or paver brick. Jack Slager stated, there are three (3) different style homes in Beacon Pointe. We are requesting that four (4) unit villas are allowed to have asphalt driveways. They are lengthy and the builder wants to make sure, they are all private and maintained by the HOA. Don Oliphant asked, are you keeping it concrete between the curb and the sidewalk? I can talk to the builder about that. David Austgen stated, as long as the code permits asphalt, paver, or concrete and the covenants are greater than or equal to, there shouldn't be a problem legally. Don Oliphant stated, we do not inspect private driveways. Jack Slager stated, there will be a strong enforcement of the HOA over this development. There will be an amendment to the covenants to include that.

2. Wayne Paulson-Concept Plan

Owner: Diane Kirsch Paulson & Linda Kirsch Fifield, 8400 Oakwood Ave., Munster, IN 46321
Petitioner: Wayne Paulson, 8400 Oakwood Ave., Munster, IN 46321
Vicinity: 12250 Hawthorne, Cedar Lake, IN 46303
Legal Description: All SW1/4 S.17 T.34 R.9 Ex. Part of land Ly'ing W. of Creek & Ex. SE. 198ft X 660.84ft and NW Tri. Cor. NW SE 185.52x142.4x185.52ft S.17 T.34 R.9 and N1/2 N1/2 NW. S.20 T.34 R.9 135.69Ac
Tax Key Number(s): 45-15-17-300-003.000-013

Request: Petitioner is requesting a Concept Plan for a multi-lot subdivision and annexation

1. Petitioner's Comments: Engineer Gary Torrenga, representing the Petitioners stated, we are bringing to you a proposed new development located on Arrowhead Lodge property, west of Indianapolis Boulevard. We read that a property just south east of this property is proposing to be annexed into the Town by Olthof Homes for development. We would like to discuss the proposition of also annexing this property either in conjunction with the Olthof property or after the fact. If we do not annex into the town, each property would be at least one (1) acre, have its own well, and also its own septic system. We would prefer not to do that and be able to be a part of the town. Sewers and water mains would come into the development from the east. We would lay out the property so each parcel has a good view of the lakes and streams. We are not trying to make this a dense development. If we were to annex this property we would have around eighty-five (85) units in this one hundred thirty-five (135) acre development. We would like you all to consider annexing this property along with the Olthof property.
2. Town Engineer's Comments: Don Oliphant stated, as a review of this site as a whole, I'm sure you can imagine there are a lot of permitting issues with this site. There is quite a bit of flood plain on the west part of this property as well as a couple large tributaries from the east to the south. There is likely wetland permitting involved, DNR permitting if you want to cross West Creek, some significant storm water permitting dilemmas. Gary Torrenga stated, no question there will be permitting issues, the plat in hand right now might not make it clear of the elevations involved. A wetlands investigation would also no doubt need to be completed on the whole acreage.
3. Building Department Comments: Tim Kubiak stated, I am in favor of annexing as soon as possible. Once that is complete we can further discuss the plans.
4. Commission's Discussion: Jerry Wilkening asked, what is the average acreage of each lot? Gary stated, the lot size would probably go down to a little less than an acre. John Foreman stated, I love every aspect of what you are proposing to do with this property.
5. Town Attorney's Comments: David Austgen stated, you and your clients would be amendable to development standards to ensure that a class development would occur? That is the protection to get minimally what is being proposed. Will your clients be affected of the Olthof builds east of this property? It seems of quite different style development. Gary stated, we are willing to agree to any standards that town may set. Our development will be an act all of its own, we are completely fine with whatever

Olthof Homes decided to build on their property. We are looking to propose at least .5 acre lots. We would rather not go PUD for this development, at this time.

Update Item:

- 1. Zoning Ordinance-** David Austgen stated, this is a work in progress.

Public Comment: Jack Huls, DVG engineering, we have been in front of you all regarding the Armani Development, on the Billy’s Sandbox parcel. Staff has brought up access to this parcel, our current access is through King Street as well as lot six (6), which is a commercial lot. To the east there is no access, we are proposing to provide future connectivity into the subdivision to the south. We are proposing duplex lots with a variance request for cottage type lots. There are seventy-four (74) full lots that include some duplexes and cottage homes. The RM zone only permits multi-family homes and we would like a mix of product. There are a few things that have come up, while referring to the Masterplan, it has shown King Street being relocated for the proposed light in front of the High School. In order to move King Street, we would want to do that now and not later after we have gone for preliminary plat. Jerry Wilkening stated, so there will only be one way in and one way out of this development? Jack Huls replied, that is correct until it would have future connectivity to the south. Greg Parker stated, we are not in favor about you not having a second entrance to this development. Jerry Wilkening, can there be some sort of temporary emergency entrance from the south? Jack Huls replied, there is nowhere for that. We can however make King Street a boulevard. We can use one half for ingress egress while the other is blocked. The Commission stated that they are in favor of King Street becoming a Boulevard where it is currently located. Discussion continued regarding a second entrance.

Adjournment: 8:15 pm

Press Session: Plan Commission Public Meeting – November 15, 2017 at 7:00 pm

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.

Chuck Becker

Heather Dessauer

John Foreman

Greg Parker

John Kieपुरa

Richard Sharpe

Jerry Wilkening

Attest: Jessica Chick, Recording Secretary