



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
December 6, 2017 7:00 PM**

Call To Order (Time): 7:00 am

Pledge to Flag:

Roll Call:

Absent Heather Dessauer

Present Chuck Becker

Present John Kiepura

Present Jerry Wilkening

Present Richard Sharpe

Absent John Foreman

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 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 from October 18, 2017 Public Meeting

Deferred from November 15, 2017 Public Meeting

Deferred to the December 20, 2017 Public Meeting

1. Petitioner's Comments:
2. Town Engineer's Comments: Don Oliphant stated, he has had very little communication with Torrenga Engineering, they have not submitted anything. The initial review letter is valid for this meeting.
3. Building Department Comments:
4. Commission's Discussion:

New Business:

1. Beacon Pointe – Final Plat Unit 1A

Owner:/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 Final Plat Approval for Unit 1A

1. Petitioner's Comments: Scott Zajac, Schilling Development, we will be requesting final plat approval at the next Public Meeting for Unit 1A. Unit one (1) had already been constructed and we were asked to build an additional eight (8) units in unit one (1)

- since they are selling so well. The sewer and water are in and we just applied the binder to the roads. We will be working on the bonds in the next few weeks.
2. Town Engineer's Comments: Don Oliphant stated, the plat is in order. We are waiting on to estimates to set the letter of credit amounts. These are the last lots that can be built until the second part of the detention basin to the south. Jack Huls stated, Schilling is aware of this and we would imagine they will plat the lots around the detention basin when that time comes.
 3. Building Department Comments: No comments.
 4. Commission's Discussion: No comments.

2. Waterford Place, LLC – Preliminary Plat for Summer Winds

Owner/Petitioner: Waterford Place, LLC, 40 E. Joliet St., Ste 1B, Schererville, IN 46375
Vicinity: 133rd Ave. & King St, Cedar Lake, IN 46303
Legal Description: NW NE EXCEPT N.330FT. 29.915AC S.28 T.34 R.9
Tax Key Number(s): 45-15-28-203-001.000-014

Request: Petitioner is requesting a Preliminary Plat for a 73 lot Subdivision

1. Petitioner's Comments: Jack Huls, DVG Engineering, stated we had talked about this at a work study and since the land plan has changed slightly. This parcel is zoned RT, we had sought variances for reduced lot size, setbacks and side yards, which were granted. These variances reduced the total density of units that could have been on this parcel. We have prepared the engineering plans and we left King Street where it initially was. The main road will be for the overland flood route, it works well for our drainage system. The water main is along the south side of Airport Heights and we will provide the stub to the south. In our plan we have that the connection to the south will be our second entrance.
2. Town Engineer's Comments: Don Oliphant stated, we are still reviewing the plat. There are currently some comments regarding the drainage. The basin is in the best spot that it can be. There are several points I would like to bring to the Commission's attention, the park plan being one. Jack Huls stated, we are planning to do a fee in lieu. On the plat there was a small piece that was allocated for a future park, it is an odd piece of property. The park will be taken care of by the HOA. Lot six (6), the parcel lot is already platted. We decided to include it into all the site plans for this plat regarding drainage. We will dedicate an easement separately for this lot since it has the same owner just a separate plat. There will be sidewalk connectivity from the east to the west. Further discussion continued regarding easements. Don Oliphant stated, another concern I have is for the screening between residential and commercial/industrial. They are wanting to put a perimeter fence as well as a tree line because of the industrial property. We will place the storm sewer off the property line to preserve the existing trees. Don Oliphant asked, what road names are you wanting? Petitioner asked, does it need to follow the grid system? We would like to name the north south street a unique name if possible. We will have that answer for you at the Public Meeting. Don Oliphant stated, some further details I wanted to mention was if you would like parking on one side of the road or on both. This is something you may want to look into, there is nothing stated in the ordinance that states one or the other. Further discussion continued regarding the end of King Street and what is acceptable for placement.
3. Building Department Comments: Tim Kubiak stated, my concern for the park in fee of lieu is that there is no park that is close in vicinity. Jack Huls stated, we can work something out whether that be a gazebo or greenspace.

4. Commission's Discussion: Jerry Wilkening asked, what are the covenants of this neighborhood? There will be no fences on the interior and we will fence off the commercial and industrial sides. Chuck Becker mentioned concern for the entrance/exit for the subdivision pertaining to field of vision at 133rd Avenue.

3. Armani Development – Concept Plan

Owner: Cedar Lake Ventures One, LLC, 1001 E. Summit St., Crown Point, IN 46307
Petitioner: Armani Development, 40 E. Joliet St., Ste 1B, Schererville, IN 46375
Vicinity: 9730 Lincoln Plaza Way, Cedar Lake, IN 46303
Legal Description: Lincoln Plaza West Lot 4 and Lincoln Plaza West Lot 5 and Lincoln Plaza West Lot 6 Ex. S.123.43ft. and Lincoln Plaza West Lot 7 Ex. Pt. of S.243.43ft.
Tax Key Number(s): 45-15-28-227-006.000-014; 45-15-28-227-007.000-014; 45-15-28-226-005.000-014; 45-15-28-226-004.000-014

Request: Petitioner is requesting a Concept Plan

1. Petitioner's Comments: Jack Huls, DVG engineering, this is the empty field right by Strack and Van Till. There is an ingress egress off of Parrish Avenue that comes off of the north side parking lot for Stracks, this is a publicly dedicated easement. We are going to be lining up with the easement that is in front of Elmwood Funeral Home as an S curve to line them up. We are suggesting to put in an L shaped commercial shopping center as well as a smaller office retail center in line with the faces of Strack and Van Till and True Value. We would be able to provide enough parking for the proposed shopping centers. This is solely a concept plan and we are looking for feedback if this is something that the Town supports or not. We would also either need to enlarge that detention pond or create our own. The water main runs on the north side of the property so we would have connectivity to that. We will also be doing more research for the best connection for sewer. The lot coverage is a concern, therefore we would need to seek a variance. That is one thing that would come along with this plan.
2. Town Engineer's Comments: Don Oliphant stated, this is the first time I have seen the plan. My suggestion is to expand the pond instead of creating your own pond.
3. Building Department Comments: Tm Kubiak stated, we discussed this a few days ago. They have already made some changes that we had suggested. I think this is a good use of this piece of property. My suggestion is to make the pond larger instead of creating a new pond.
4. Commission's Discussion: Greg Parker stated, we would like to have you back next meeting to discuss this in more depth.

4. Jeffrey Bianchi- Amended Final Plat/1-Lot Subdivision

Owner/Petitioner: Jeff Bianchi, 8209 Lake Shore Drive, Cedar Lake, IN 46303
Vicinity: 8209 Lake Shore Drive, Cedar Lake, IN 46303
Legal Description: Pt. SE.1/4 NE.1/4 S.22 T.34 R.9 L'ng N. of Lake 0.521Ac
Tax Key Number(s): 45-15-22-286-003.000-014

Request: Petitioner is requesting an Amended Final Plat

1. Petitioner's Comments: Jack Huls, DVG engineering stated, we received the warranty deed on December 1st. We are revising the plat now to include a dedication to match the previously talked about dedication. The original plat had a piece of property that was not owned by Mr. Bianchi. We will re-record the revised plat and be done with this issue.

2. Town Engineer's Comments: No comment
3. Building Department Comments: No comment.
4. Commission's Discussion: No comment.

5. Branch Towers, LLC-Site Plan

Owner: KaLee Veldkamp, 7000 139th Pl., Cedar Lake, IN 46303
Petitioner: Branch Towers III, LLC, 1516 South Boston Ave., Ste. 215, Tulsa, OK 74119
Vicinity: 7000 139th Pl., Cedar Lake, IN 46303
Legal Description: PT. N1/2 N1/2 SW.SE. S.26 T.34 R.9 8.1052 Ac
Tax Key Number(s): 45-15-26-451-009.000-043

Request: Petitioner is requesting a Site Plan for a telecommunications facility

1. Petitioner's Comments: Bryan Donley on behalf of Branch Towers III LLC, we are seeking approval for a new one hundred fifty (150) foot monopole tower telecommunications facility. We originally presented to the November Board of Zoning Appeals, where we were asked to come here and present. We are approximately one thousand and seventy-two (1,072) feet east of Morse Street, one hundred and fifty (150) feet from the north property line, two hundred and twenty-two (222) feet from the east property line, and one hundred eighty-two (182) feet from the south property line. This meets the fall zone radius meaning if it were to fall down it would not impact any neighboring properties. Michelle Bakker stated, there were notices sent to adjacent property owners for the BZA, but it is not necessary for a site plan. It was deferred from the BZA to see the opinion of this board for either a one lot subdivision or a site plan. Bryan Donley stated, there were no negative remonstrators for this item. I am here to answer any questions or concerns. The footprint of the leased space is eighty (80) by eighty (80) fenced in gravel area.
2. Town Engineer's Comments: Don Oliphant stated, there would require a waiver for the agricultural driveway and possibly the entrance of road off of Morse. This road is currently not a public right of way. It appears that this piece of property is legal non-conforming, that there is one (1) parcel dividing the ownership on the entranceway. If there was a one (1) lot subdivision that road would be dedicated to the town.
3. Building Department Comments: Tim Kubiak stated, I suggest a one lot subdivision for this piece of property. We require a lot of record to be done before any improvements are done. This is something that needs to be cleaned up and this is the first step, the one lot subdivision and the dedication of the road.
4. Commission's Discussion: Further discussion continued as to the road not being a public right of way and different ways to correct this issue.

6. Hanover Farms, Inc. - Concept Plan

Owner: Hanover Farms, Inc., 8501 Wicker Ave., Ste. A, St. John, IN 46373
Petitioner: Joe Lenehan, Olthof Homes, 8051 Wicker Ave., Ste. A, St. John, IN 46373
Vicinity: 12412 Wicker Avenue, Cedar Lake, IN 46303
Legal Description: N.159.88ft of S.824.13ft of W.2226.79ft of S.1/2 of SE.1/4 S.17 T.34 R.9 Ex E.416 of S.65.81ft 9.061 Ac; S.664.88FT OF SE1/4 S.17 T.34 R.9 EX. S.215FT OF E.416FT & EX. N.351.89FT OF E.416.0FT 34.91AC; N.505ft of S1/2 SE1/4 S.17 T.34 R.9 Ex E.548.75ft 24.273 Ac
Tax Key Number(s): 45-15-17-476-008.000-013; 45-15-17-451-002.000-013; 45-15-17-476-007.000-013

Request: Petitioner is requesting a Subdivision Concept Plan-Birchwood Farms

1. Petitioner's Comments: Joe Lenehan, Olthof Homes stated, I was at the last meeting and we had discussed road access to some of the adjacent properties. I had met with staff to discuss some different options, we are still open to any direction concerning right of ways and extensions of roads. I have not seen any feasible open road access to the west. I am willing to extend water and sewer as far west as I can and grant any easements that would be needed to ensure connectivity for property owners to the west. During the discussions it was mentioned to see some larger family lots to the west of the property, with some open space. I was able to create that on this concept plan. Another mention was to have some single family villa homes in between the two separate zoning districts. This property is currently not annexed. I am wanting to present it to this board first regarding zoning and then present it to the Town Council.
2. Town Engineer's Comments: Don Oliphant stated, there are obvious engineering pitfalls. The grading through the deep ravines, we will get to that when we have something of more detail.
3. Building Department Comments: Michelle Bakker stated, we are doing a new street sign ordinance. My suggestion is a name with no more than twelve (12) letters including spaces. Tim Kubiak asked, what are your plans for water and sewer? Joe replied, there is a lift station east of 41. I have worked with NIES and there is capacity. We will need a lift station on our property, in order to force main to that station. There is a water main to the south they have property there, I have talked to Schilling. I would work out a deal with them in order to extend that main. Tim Kubiak asked, what are your plans for a park? I was thinking of installing trails through the open spaces, we would like paths for an active space. We are open to either dedicating that land or keeping it in the HOA.
4. Commission's Discussion: Jerry Wilkening asked, there are certain permits that will need to be applied for through the state? Don Oliphant stated, yes they will need to submit for a driveway permit.

Update Item:

1. **Zoning Ordinance - no comment.**

Public Comment: Tim Kubiak stated, we are looking to add to our ordinance a requirement of as built surveys and a bond in lieu of them in the winter. We do not have any way to deal with closings in the winter without the concrete and yard in. They are not able to submit a final as built without a driveway in. We will advise Attorney Austgen at the next meeting to get that going and in the books so that can be enforced.

Jerry Wilkening stated, I had discussion regarding King Street with Mr. King. He does not believe that this King Street has any affiliation with his father.

Adjournment: 8:41 pm

Press Session: Plan Commission Public Meeting – December 20, 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.