



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
WORK SESSION MINUTES  
FEBRUARY 7, 2018 7:00 P.M.**

Call To Order (Time): 7:12 pm

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 – 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. 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 from December 20, 2017 Public Meeting**

**Deferred to February 7, 2018 Work Session**

1. Petitioner's Comments: Robert Henn stated, at the last meeting the agreement for the water line to US 41 was still in discussion. I was asked to show it on the plan for this meeting as well as the dedicated easement. We are agreeable to take it to US 41 as long as we can do that last section when we pull the building permit. We are trying to get the lot marketable.
2. Town Engineer's Comments: Don Oliphant stated, it is shown to be out to US 41 as well as the ingress egress, it may swing out a bit slightly. I recommend that a letter of credit be done for this in its entirety. The letter of credit would be applied to all of the improvements. Tim Kubiak stated, NEIS needs to set or approve that number and approve the new plan. We had some small contingencies on our letter. Robert Henn stated, I have frustration we would just like to get through it.
3. Building Department Comments:
4. Commission's Discussion: John Foreman stated, I would rather not have the last 1,000 feet of work locked up in the letter of credit for years. I am sure they will be applying it elsewhere in town. Tim Kubiak stated, once it is done and accepted that amount can be reduced.

**2. Branch Towers, LLC-Site Plan**

Owner: KaLee Veldkamp, 7000 139<sup>th</sup> Pl., Cedar Lake, IN 46303

Petitioner: Branch Towers III, LLC, 1516 South Boston Ave., Ste. 215, Tulsa, OK 74119

Vicinity: 7000 139<sup>th</sup> 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**

**Deferred from December 20, 2017 Public Meeting**

1. Petitioner's Comments:
2. Town Engineer's Comments:

3. Building Department Comments: Michelle Bakker stated, this item is deferred till the Town Council makes a decision.
4. Commission's Discussion:

### 3. Brannon-Preliminary Plat

Owner/Petitioner: Robert Brannon, 13819 Morse St., Cedar Lake, IN 46303  
Vicinity: 13819 Morse St., Cedar Lake, IN 46303  
Legal Description: S.1/2 S.1/2 NW.1/4 SE.1/4 SE.1/4 S.26 T.34 R.9 10.14Ac  
Tax Key Number(s): 45-15-26-405-008.000-043

**Request: Petitioner is requesting a Preliminary Plat for a 2-Lot Subdivision**

***Deferred from January 17, 2018 Public Meeting***

1. Petitioner's Comments: Robert Brannon stated, I made the changes as requested and emailed that over last week. I am happy to answer any questions.
2. Town Engineer's Comments: Don Oliphant stated, we are still reviewing this item. Some of the original comments are applicable. We ask not to have anything on that plat that wouldn't allow for further development. Robert Brannon stated, any future plans would need to come before the Commission? Greg Parker stated, yes they would. David Austgen asked Don Oliphant how many contingencies or comments are. Don Oliphant stated, we will recommend to obtain and ingress egress on the northern property being a private lot for access. We suggest it to be recorded with the subdivision. Robert Brannon stated, my other option is to come directly off of Morse Street. Don stated, any storm water requirements be waived because of the direct tributaries, sidewalks also and the widening of Morse Street. Greg Parker stated, we are now requiring that sidewalks go in with the project whether it be a one lot subdivision or anything. Robert Brannon stated, I do have telephone poles on that side of Morse. My sidewalk would dead end into the ravine? Greg Parker stated, yes that is correct. I am not sure if NIRPC is still trying for a walking trail, which will also go through my property. Don Stated, right now the County surveyor has an easement over Founders Creek. It is our understanding that they own it from Cedar Creek to Lemon Lake. Robert Brannon stated, I do not have any records that show that. I went to Lake County and they said it was proposed but never acted on.
3. Building Department Comments: see above comments.
4. Commission's Discussion: see above comments.

### New Business:

#### 1. Dutko-Public Way Vacation

Owner/Petitioner: Thomas Dutko, 5842 Tahoe Pl., Cedar Lake, IN 46303  
Vicinity: 5842 Tahoe Pl., Cedar Lake, IN 46303  
Legal Description: Lakeside Unit 1 Block 1 Lot 15  
Tax Key Number(s): 45-15-25-127-006.000-043

**Request: Petitioner is requesting a Public Way Vacation to reduce the rear yard easement due to an encroachment**

1. Petitioner's Comments: Glenn Kracht, I have been doing this since 1979 and this is the first time I have missed an easement. Don caught this mistake, once we found the problem we discovered the main reason for the easement is for drainage. NIPSCO Comcast and AT& T have been contacted and all their utilities are located in the front of the lot. I have corresponding letters from these companies stating this. There shouldn't be much problem with reducing the easement. DVG Engineering did some calculations and discovered that with some adjustments of the grades along the side yard, we can allow for the proper flowage and freeboard for the house. I apologize and hope we can simply reduce the easement from twelve (12) foot to eight (8) foot.
2. Town Engineer's Comments: Don Oliphant stated, the subdivision ordinance requires twelve (12) foot wide easements on each lot. This current structure was built at the eight (8) feet line which was built four (4) foot into the existing utility easement. DVG reran some of their initial design calculations to show that everything meets freeboard. Once everything was changed to meet those grades and recommendations, plat the vacation to vacate the four (4) feet that the structure is on now.
3. Building Department Comments: Tim Kubiak stated, they will need a waiver from 12 foot to 8 feet. David Austgen stated, there will also be a public easement vacation that will go before the Town Council, this goes hand in hand with that. It will be at Council

March 6, 2018. The letters regarding utility need to be on file as well as the list of adjacent owners.

4. Commission's Discussion: Jerry Wilkening asked, this easement is only on the east side of the property? Greg Parker answered, yes.

## 2. Exner-Public Way Vacation

Owner/Petitioner: Charles Exner, 15022 Carey St., Cedar Lake, IN 46303  
Vicinity: 15022 Carey St., Cedar Lake, IN 46303  
Legal Description: Lynnsway Cottage Homes Lot 36  
Tax Key Number(s): 45-19-04-226-029-000.057

**Request: Petitioner is requesting a Public Way Vacation to reduce the rear yard easement due to an encroachment**

1. Petitioner's Comments: Jack Huls stated, this is a similar petition that you have just heard. It is my understanding, this is a recommendation from this board to the Town Council regarding the action of the vacation. We have 2 petitions. The house was constructed and a porch that was installed on the back of the property encroaches on the thirty (30) foot building line and the thirty (30) foot easement. The utilities have been located, there is an AT&T line as well as a storm sewer. If we are able to reduce this from thirty (30) feet to twenty-two (22) feet, that would eliminate the encroachments. We ask the Plan Commission to consider this request regarding easements and setbacks.
2. Town Engineer's Comments: Don Oliphant stated, I didn't work too much on this one, it is beneficial that the easement on this was large already. There will be no waiver required from the subdivision requirement. It is just the easement reduction required.
3. Building Department Comments: Tim Kubiak stated, my only problem is that we were going to do this down the whole street. I agree, that is a large easement. Jerry Wilkening asked, how many lots would this affect if the easement is reduced. Jack Huls stated, we would assess if there are other encroachments to the north. Tim Kubiaks stated, there are two (2) to the north. The twenty-two (22) feet is enough for the easement and discussing this with the Diamond Peak they would apply to vacate for all those lots. I am aware it's not simply done we would rather do it once and not many times. Don Oliphant stated, this works for this current vacation. We will need to evaluate for the other lots to see also if that will work. Jack Huls stated, we can take a look at the replat that was done for this. Maybe we can do a replat and take care of that. Charles Exner, owner of the home stated, the deck in question was already constructed at the time of purchase. I also spoke with Diamond Peak and they stated they were also going to move north regarding the easement and they wanted to get my property fixed because we are in the hot seat. Tim Kubiak stated, these lots have a large easement through all the backyards. Further discussion continued on how to approach the other lots and what to do about them.
4. Commission's Discussion: See comments above.

## 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 and Nick (inaudible), we are seeking direction as to how you would like us to proceed with this project. This is the 4 acres between the edge of True value and Elmwood Chapel. Nick (inaudible) stated, I have been working on this plan. A dead corner is slightly difficult to design, we have the stand alone building that is presented as a single tenant. It can be subdivide in the future. The ability to provide drive-thru is in high demand. It is hard accommodate that with the main building. We didn't want to short change the parking, this is close to the maximum per your zoning ordinance. We are assuming a ninety (90) seat restaurant, the other building requires 6 spaces per 1,000 square feet. The L shaped building would need roughly one hundred twenty (120) spaces and the restaurant with roughly forty-

five (45) spaces. We are able to provide one hundred seventy-nine (179) with this current plan. We are looking at an all masonry material for the buildings. Discussion continued from the Architect regarding the plan, landscaping and different options. Jack Huls stated, we are talking about this being a 1 lot subdivision because of no front road. We would be seeking petitions to the BZA that would meet what we are doing here. There is a public right of way on the north side that is a part of the anytime fitness project. There are allies and access through easements on the Elmwood area. We will be seeking variances for setbacks, tenant spaces, and the alternative is to do a PUD. Regarding the storm water, we discussed with incorporating it to the existing pond or our own detention pond. We are open to either route whatever may be the easiest administratively. There is access to utilities. David Austgen stated, this screams a commercial PUD regarding all the variances required. That way we will get a PUD plan and it will all become a part of the record and approval. Michelle Bakker stated, you can adopt a PUD with a specific zoning that will include all of the requirements.

2. Town Engineer's Comments: Don Oliphant stated, I see some issues when it comes to the platting for this. Are we legally allowed for them to expand the Town's pond for this project? David replied, legally you can and development of this nature can connect to this system. It is a sensitive area and it is all guarded. If preserving by separating the two systems, it is all a call by the engineers. Jack Huls stated, it becomes a matter of if the Town is open to the improvements that would come with expanding the pond. There would be more open water with improvements to the bank. Would the Plan Commission like to see one (1) pond with improvements or two (2)? The two (2) pond design is simpler, with the tie on it will require more calculations in order to demonstrate that it works. We are open to the preference as to what the Commission would like to see. Don Oliphant stated, aesthetics is another consideration. Either can work from an engineering standpoint. Will that portion need to be dedicated with easement? These are just different things to think about when making this decision. John Foreman stated, I like one (1) pond idea. Greg Parker stated, I think the engineers should have some dialogue and come back with a recommendation.
3. Building Department Comments: See above and below comments.
4. Commission's Discussion: Jerry Wilkening asked, with all the stores, where would the dumpsters go? Nick replied, typically the trash would be back behind in an enclosed gated area. There is flexibility regarding the parking and the greenspace. Jerry Wilkening asked, isn't there an issue regarding the storm water and detention area with this property? See above comments for the answer.

#### **4. Lakeside Subdivision-Unit 1, Block 2-Letter of Credit Reduction**

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 a letter of credit reduction for Unit 1, Block 2**

1. Petitioner's Comments: Jack Huls stated, we are requesting a Letter of Credit Reduction, all of the infrastructure are in and we have submitted the as-builts to Don. All of the inspections are done, we will be back in two (2) weeks seeking the Letter of Credit Reduction.
2. Town Engineer's Comments: Don Oliphant stated, we just received this today and have not had a chance to look at it. We just need to review the as-builts.
3. Building Department Comments: No comments.
4. Commission's Discussion:

#### **5. Beacon Pointe-Unit 1A-Letter of Credit Reduction**

Owner/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 letter of credit reduction for Unit 1A**

1. Petitioner's Comments: Jack Huls stated, these are the eight (8) additional lots to the PUD and we are seeking Letter of Credit Reduction for Unit 1A.
2. Town Engineer's Comments: Don Oliphant stated, we have gone through the as-builts and have some water issues with valve replacements. There will be a reduction to around ninety thousand dollars (\$90,000).
3. Building Department Comments: No comments.
4. Commission's Discussion: No discussion.

## 6. Braatz-Concept Plan

Owner: 524 LLC, Wintering LLC, DJ3 Land and LLC, 1201 North Main Street, Ste. A., Crown Point, IN 46307  
Petitioner: David Braatz, 1201 North Main Street, Ste. A, Crown Point, IN 46307  
Vicinity: 13621 Morse St.  
Legal Description: PT. SW. NE. S.26 T.34 R.9 CONT'G 31.797 AC.; and PT E1/2 OF N.49 RDS OF NW. SE S.26 T.34 R.9 4.264 AC; and NE. SE. S.26 T.34 R.9 40 A.; and W.2A. OF NW. SW. S.25 T.34 R.9  
Tax Key Number(s): 45-15-26-253-001.000-043 and 45-15-26-402-025.000-043 and 45-15-26-426-001.000-043 and 45-15-25-300-001.000-041

**Request: Petitioner is requesting a possible rezoning and a concept plan**

1. Petitioner's Comments: John Lotton, representing Lotton Development and David Braatz, stated, we are proposing an age restricted development fifty-five (55) years of age or older. The concept before you all are all duplex lots. We are willing to have cottage homes, duplexes and town homes in this development. The drawing in front you contains seventy-four (74) duplex lots and in reality we are seeking for three (3) unit buildings, cottage homes and duplexes. This is a one way in one way out concept. This whole lot is seventy-three (73) acres and we aren't using even half for this development. It is currently zoned agricultural. The one full time entrance is an important attribute for the age restricted communities, security is the theory behind it. Heather Dessauer stated, safety is the issue that comes in with that, fire and EMS services. John Lotton stated, people feel safer knowing who is accessing the area. We are open to any ideas that the Town may have for a secondary access. Chuck Becker stated, there is a lot of traffic on Morse Street.
2. Town Engineer's Comments: Don Oliphant stated, the best thing would be to get an easement through this property for a secondary access point. John foreman stated, you can always do similar like Havenwood with a gated secondary access for Fire and Public Works access. There are several wetlands on this site that will need to be considered with the development. The wetlands to the northwest of the corner of the property that are has been causing some issues to the residents on 135<sup>th</sup> Avenue. John Lotton stated, the property has been let go over the years and I would imagine by us cleaning it up it would help alleviate some of those issues. We are open to helping to work something out. Don stated, there has also been discussion regarding this parcel about the Founder's Creek Corridor and this parcel is fairly important for getting north to south and potentially west. There has been discussion regarding within the last six to seven years about establishing some sort of trail or path along the Founder's Creek Corridor. John Lotton stated, as far as to the south and the east side of the creek, we are not planning on doing anything with that and are very open to the proposed plans. Further discussion continued regarding this concept and different ways to create two access points.
3. Building Department Comments: Tim Kubiak stated, they are interested to know your feelings on the age restricted development and the cottage homes, duplexes and three (3) unit buildings. John Foreman stated, many of the PUDs that happened in 2006 and 2007 included a lot of multi-family housing with zone changes to R2 and RM. We have quite a bit of multi-family, bringing the age restricted community is a unique twist. Also, being on the east side brings another positive. Heather Dessauer stated, I like the idea of a cottage home much more than a duplex, aesthetically it looks much better. Greg Parker stated, I am not a fan of the three (3) units, I am more in favor of the duplexes and cottage homes. David Austgen stated, I would like to remind everyone of the water service extension that we are working on. If there were to be an extension right now, we couldn't service it. John Foreman stated, we have had discussion about the well behind us. David Austgen stated, all of that is happening and was approved last night. Greg Parker stated, that is currently the biggest issue as of right now. John Lotton stated, with the age restriction development, we are creating the tax base and not adding to the strain on the school system. What is the timeline with the water system? David Austgen stated, we are looking at the timeline of within the year, it is in process.
4. Commission's Discussion: see above comments.

## 7. Ponziano-Concept Plan

Owner: WKW Properties LLC, 6621 W. 149<sup>th</sup> Ave., Crown Point, IN 46307  
Petitioner: Lawrence Ponziano, 6621 W. 149<sup>th</sup> Ave., Crown Point, IN 46307  
Vicinity: 7410 W. 136<sup>th</sup> Ave  
Legal Description: PT GOV. LOT 2 S.26 T.34 R.9 315.81X170X310X199.86 FT 1.328 AC M/L  
**and** WOODLAND SHORES ADD BLOCK 1 LOT 12 & PT OUTLOT A ADJ  
**and** WOODLAND SHORES ADD BLOCK 1 LOT 11 & PT OUTLOT A ADJ  
**and** WOODLAND SHORE ADD TO CEDAR LAKE L.10 BL.1 & THAT PT.  
OUTLOT 'A' ADJ.  
Tax Key Number(s): 45-15-26-179-033.000-043 **and** 45-15-26-179-039.000-043 **and** 45-15-26-179-040.000-043 **and** 45-15-26-179-041.000-043

**Request: Petitioner is requesting a possible rezoning and a concept plan**

1. Petitioner's Comments: Larry Ponziano stated, this is probably one of the largest eye sores in the Town. The intention is to remove the buildings and reduce it to 4, 85 foot wide lots by 125 foot deep. David Carey owns the seven and a half acres (7.5) north of these lots. We are working in cooperation with the adjacent lot owner. We will modernize the sewers on those 4 lots. We currently have 9 sewer taps, which we would eliminate 5 of those. We just took possession within the last two (2) weeks and we are going to be as proactive as possible. It is a low density project and are hoping to get them in shape. Glenn Kracht stated, we would be resub dividing lots 6-12 and including the acreage portion so those would come in as a re-plat and the remainder would be transferred to David, essentially making a swap. We are taking eight (8) homes and reducing it to four (4).
2. Town Engineer's Comments: Don Oliphant stated, this would have to be contingent on that being transferred because that would be landlocked. The storm water in this area will need to be reviewed. There will be some sort of site plan required for this because we know there are some storm water issues.
3. Building Department Comments: Tim Kubiak stated, the piece of property to the west along knight street is that a part of this? Glenn Kracht stated, no. Tim Kubiak stated, the lots are eighty feet (80) by one hundred twenty-five (125)? You will need a variance with the width of eighty-five (85). We are working on a change for that zoning to eighty-five (85) feet.
4. Commission's Discussion: see above comments.

### Update Item:

#### **Zoning Ordinance:**

David Austgen stated, there is a Public Hearing on the Subdivision Control Ordinance items. Tim Kubiak stated, I came up with the changes on the overhang.

#### **Public Comment:**

Gina McDowell, 7000 W. 138<sup>th</sup> Lane, Cedar Lake. I am speaking in inquiry on behalf of Steve Sparks as well as myself. I have an inquiry regarding new business agenda item 3, Brannon Preliminary Plat. I see that Mr. Brannon plans on building on the 2<sup>nd</sup> plat. If that resides on 138<sup>th</sup> lane because of the increase in traffic and the condition of the road, what are your comments on the road conditions and improvements? Greg Parker stated, we have had many discussions regarding that road. Don Oliphant stated, that is one of the main reason we were not allowing for a subdivision to go in there which is what his original request was a few years ago. The road, 138<sup>th</sup> Lane, is currently private and doesn't meet the ordinance. Gina stated, the road is currently owned by a man in St. John and is undedicated. Greg Parker stated, if something were to happen over there, we would require the road to be dedicated to the Town. There is currently nothing that can be done by the Town as far as reconstructing it. John Foreman stated, in the past we have patched and plowed the road. Greg Parker stated, until the ownership of the road is dedicated to the Town and brought to code, there is nothing we can do. Tim Kubiak stated, there is no given that he can just drive down that road and get to his property since it is privately owned. We are allowing him to subdivide his property based off of his frontage on Morse Street. He can create a drive way off of Morse if needed. Gina asked, as a short term solution to the current condition of the road, is it allowable for us to fill the potholes with gravel? Greg parker stated, are we not still patching that road? Gina stated, we have lived there for a little over a year and have not seen any work done. John Foreman asked, so legally can the owner of the road put up a block and not allow them to get to their homes? David Austgen stated, yes. Greg Parker stated, you may want to look in your documents and see if there is some sort of ingress egress agreement for access. Gina stated, this is the first time that we have heard that the town doesn't not own the road. Mr. Sparks is not wanting the road to be allowed for more traffic. Tim Kubiak stated, we are not allowing for him to use this road and access his driveway. Greg Parker stated,

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as long as he is following the current ordinance he is allowed to sub divide his lot and with his frontage on Morse Street his is.

Jack Huls representing the Cedar Lake Ministries stated, we did a PUD. All of the property is owned by the Ministries and we have 99 year leases to the lots. The Ministries have started to acquire property around the land, around the main camp area. We received a grant for another lodge which we need to start construction by May 1, 2018 otherwise we lose it. The lodge is a twenty-eight (28) by sixty-five (65) foot building. We would like to make a minor revision to the PUD plat in which case we would add lot 33 to out lot 4. It is all contiguous so we can build on that lot over the lot line. Currently the lot line goes over that building. We are trying to make this area smaller type lodges. We will be cleaning up the entrance and improving the frontage road of this area with greenspace. What do I need to do administratively? David Austgen stated, they would need to amend the PUD. We need to look at the plan and crossing lot lines there is some probable reconfiguration of the lot. Jack Huls stated, the last time we had a PUD amendment, because the PUD locates every building the surveyor is saying that they have to resurvey the entire parcel to make sure that nothing has changed since the last PUD. The PUD set up the lots for the purpose of tax identification, we are removing that tax id of that lot by adding it to out lot 4. We would do a new plat but not a new PUD. I can then prepare the document which lays out the lot and have that recorded. I would then remove lot 33 and add it to out lot 4. It would no longer have its new pin. All the buildings that are already lodges are on out lot 4. If I can come in with an amended plat with a site plan and seek variances from the BZA. John foreman stated, because of the timeline are we allowed for them to be on the next Plan meeting to discuss this? Michelle Bakker stated, yes if he turns it in by Friday. Jack Huls stated, another option is pulling a permit for this contingent on a PUD amendment. Jerry Wilkening stated, I have no issue with the building but I do with the protocol. Greg Parker stated, so every time that they quire new land we are going to make them amend the PUD? That's insane. Tim Kubiak stated, this is essentially combining two (2) lots together. John Foreman stated, submit a better plan and be here in two (2) weeks.

**Adjournment:** 9:25 pm

**Press Session:**

Plan Commission Public Meeting – February 21, 2018 at 7:00 pm.  
Plan Commission Work Session – March 7, 2018 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.*

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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**

\_\_\_\_\_  
**Jerry Wilkening**

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**Attest: Jessica Chick, Recording Secretary**