



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING MINUTES
MARCH 21, 2018 7:00 PM**

Call To Order (Time): 7:18 pm
Pledge to Flag:
Roll Call:

Absent Heather Dessauer	Present Greg Parker
Present Chuck Becker	Absent Donald Oliphant, Town Engineer – CBBEL
Present John Kiepura	Present David Austgen, Town Attorney
Absent John Foreman	Present Tim Kubiak, Director of Operations
Present Richard Sharpe	Absent Michelle Bakker, Building Administrator
Absent Jerry Wilkening	Present Jessica Chick, Recording Secretary

Minutes:

February 21, 2018 Public Meeting Minutes

Motion made by Chuck Becker and seconded by Richard Sharpe to approve the February 21, 2018 Public Meeting Minutes.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
N/A	Yes	N/A	Yes	Yes	N/A	Yes	4-0

Old Business:

1. 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

Deferred from December 20, 2017 Public Meeting
Deferred from January 17, 2018 Public Meeting
Deferred from February 21, 2018 Public Meeting

1. Petitioner’s Comments:
2. Town Engineer’s Comments:
3. Building Department Comments:
4. Commission’s Discussion:
5. Commission’s Decision: Motion to be made to remove this item from the agenda.

Motion made by John Kiepura and seconded by Chuck Becker to remove this item from the agenda.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
N/A	Yes	N/A	Yes	Yes	N/A	Yes	4-0

2. 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
Deferred from February 21, 2018 Public Meeting

1. Town Attorney’s Comments: David Austgen stated, since the last meeting Don, Michelle and myself visited with the Lake County Surveyor’s staff and legal counsel regarding the status of the regulated drain application and process for Founder’s Creek. Everyone concluded from the information gathered and shared that Phase 1 process was completed for the portion of the drain on the west side of Morse Street. The other part of the application which runs north and east is where the uncertainty comes in. We are not really sure that is a regulated drain. It was subject to conditions which were developer driven and the Town was not a participant in the requirements of it all. The Lake County Surveyor’s attorney will be updating us with an opinion. This petition and these revisions came at the same time as the Lighthouse Restaurant. I think phase 1 will be determined to be a legal drain, I am not certain that phase 2 will. We have a lot of work ahead of us but we have also done what we can for the time being.
2. Petitioner’s Comments: No petitioner present.
3. Town Engineer’s Comments: Don facilitated the conference.
4. Building Department Comments: No comment.
5. Commission’s Discussion: No comment.
6. Commission’s Decision:

Motion made by John Kiepura and seconded by Chuck Becker to defer this agenda item until more information is obtained.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
N/A	Yes	N/A	Yes	Yes	N/A	Yes	4-0

New Business:

1. Cedar Lake Ministries-Planned Unit Development (PUD) Amendment/1-lot Subdivision

Owner/Petitioner: Cedar Lake Ministries, 13701 Lauerman Rd., Cedar Lake, IN 46303
Vicinity: 13701 Lauerman Rd., Cedar Lake, IN 46303
Legal Description: Cedar Lake Ministries 2nd Resub. Outlot 1, 2, 3, 4 & 5 Lot 10, 31 & Right of Ways & Walkways
Tax Key Number(s): 45-15-27-408-007.000-014

Request: Petitioner is requesting a Planned Unit Development (PUD) amendment/1-lot Subdivision

1. Town Attorney’s Comments: David Austgen stated, there are many green cards that were sent out. They will need to be checked. We have proofs of publication of notice of public hearing for a one (1) lot subdivision PUD amendment. There is a certified list of adjacent property owners against of which we will check the green cards by mailings and both newspapers have been properly advertised. The Public Hearing is properly advertised subject to ensuring the certified mailings being checked which should be a condition of any action taken here tonight. This was discussed at a work study session, and the process that has been followed maintains the integrity of the cleanup of the land use activities of the Ministries property. It is consistent with the advisement that has been provided to the board.
2. Petitioner’s Comments: Jack Huls, DVG, representing the petitioner stated, we are here seeking an amendment to the PUD and the plat as well. As we discussed in the past, at the entrance of 133rd and Lauerman, lot 33, we want to remove the lot line. No other conditions or amendments to the PUD. All the original agreements are still in place. This would allow us to build a proposed lodge in that location. It is simple and straight forward.
3. Town Engineer’s Comments: No comment.
4. Building Department Comments: No comment.
5. Commission’s Discussion: No comment.
6. Remonstrator’s: Esther Miller, 6382 Belshaw Rd., Lowell, IN 46356 stated, I work for the Ministry and having this opportunity to put a new building on this location helps to bring us to the next level of how we would like the property to look. I think it is a wonderful opportunity to utilize and expand the property line for a brand new building. Jerry Tessarolo, 13701 Lauerman, lot 34 stated, I live in the lot directly across the street. My wife and I are in favor of this and are happy to see this coming.
7. Commission’s Decision:

Motion made by John Kiepura and seconded by Chuck Becker to approve the request for the one (1) lot subdivision amendment subject to the PUD Amendment being approved by the Town Council and verification of the Public Hearing notices being accurate.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
N/A	Yes	N/A	Yes	Yes	N/A	Yes	4-0

Motion made by John Kiepura and seconded by Chuck Becker to send a favorable recommendation to the Town Council to grant the request for a PUD Amendment subject to the notices being verified for the Public Hearing tonight.

Heather Dessauer	Chuck Becker	Jerry Wilkening	John Kiepura	Richard Sharpe	John Foreman	Greg Parker	Vote
N/A	Yes	N/A	Yes	Yes	N/A	Yes	4-0

Update Item:

1. Lakeside Unit 1 Block 1 Letter of Credit is going to expire on May 22, 2018

Jack Huls, representing Lakeside stated, they will be renewing the Letter of Credit for one (1) year and you will have that within the next two-three (2-3) weeks.

Zoning Ordinance: No update at this time.

Public Comment: Bill Robinson, CalAtlantic Homes, 1141 E. Main Street, Dundee, IL stated, with me tonight is Gage Berger, Landscape Architect with Gary R. Weber Associates, Inc. We are the contract purchaser for Fritz Farm located at W. 141st Avenue. This project would be an annexation and a planned unit development. Gage Berger, 212 S. Main Street, Wheaton, IL stated, we specialize in land planning. The west boundary of the land is bordered by the Norfolk Railroad Tracks. The land is very flat and is currently used as agriculture. The site has two (2) main low points in the center. This has helped to guide us as to where storm water detention will be located. We are proposing an open space plan with one hundred eighty-one (181) single family homes, we are also proposing ninety-six (96) traditional front loaded town homes, and eighty (80) attached villas. The attached villas and the town homes act as a transition buffer between the single family and the railroad. We are proposing through the middle of the site open space for activities connected by a multi-use path. We are proposing a park towards the center of the site. The site entrance would be off of 141st. Bill Robinson stated, we would have the 3 product types. The single family homes will start from one thousand six hundred (1,600) to two thousand six hundred (2,600) square feet. The attached villas will have one front load garage and on side loaded garage. This is a new product we are offering, these will range in size from one thousand, five hundred ninety-seven square feet (1,597) to one thousand, seven hundred and fifty-four (1,754) square feet. The townhomes will range in size from one thousand, one hundred twenty-eight (1,128) square feet to one thousand, six hundred and ninety-two (1,692) square feet. All of the townhomes will have two (2) car garages standard. We hopefully look forward to doing business here, we are currently doing business in St. John and Crown Point. The townhomes and the duplexes are maintenance free, the single family homes will not be. John Kiepura asked, what is the price range? Bill Robinson replied, the single family homes will average around two hundred and ninety thousand dollars (\$290,000). The duplexes will average around two hundred thirty-five thousand dollars (\$235,000). The townhomes will average around one hundred seventy-five thousand dollars (\$175,000). The minimum lot size will be seventy feet (70) by one hundred twenty-five (125) feet. There will be two entrances with 2 proposed connections for future developments. There will a homeowners association for the townhomes and one for the villas as well as a master’s homeowners association to maintain the open space amenities. David Austgen asked, how will you guarantee that we will not have a monotonous product? Bill Robinson stated, we have a monotony code that guarantees as well as writing in what can and cannot be built next to each other. We offer nine (9) single family plans with different elevations. This can be addressed in the PUD covenants. We are anticipating at least three (3) phases. Greg Parker asked, how will you deal with the construction traffic? Bill Robinson stated, we will work with the town on how you all would like it done. David Austgen asked, what does the timeline look like? Bill Robinson stated, I am planning to start the application process in April. Tim Kubiak asked, what kind of side yards would you have on a single family lot? Bill Robinson stated, our widest house is about fifty-two (52) feet.

Bob Carnahan, 12850 Fairbanks St. stated, Cedar Lake Chamber of Commerce Business Showcase is this Saturday with no booth space available. They are giving away a 43” flat screen tv and Aurelio’s will be giving away pizza and Stracks will be serving chicken.

Adjournment:

Press Session:

Plan Commission Work Session – April 4, 2018 at 7:00 p.m.
Plan Commission Public Meeting – April 18, 2018 at 7:00 p.m.

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