



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
May 2, 2018 7:00 P.M.**

Call To Order (Time): 7:00 pm

Pledge to Flag:

Roll Call:

Present Heather Dessauer
Absent Chuck Becker
Present John Kiepora
Present John Foreman
Present Richard Sharpe
Present Jerry Wilkening

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. 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
Deferred from March 21, 2018 Public Meeting
Deferred from April 18, 2018 Public Meeting

1. Petitioner's Comments: No Petitioner present.
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:

New Business:

1. Kuiper-Final Plat

Owner/Petitioner: Jeremy & Michelle Kuiper, 13970 Orchard Dr., Cedar Lake, IN 46303
Vicinity: 8919 W. 141st Avenue, Cedar Lake, IN 46303
Legal Description: PT. NW. S.34 T.34 R.9 4 A.
Tax Key Number(s): 45-15-34-126-010.000-014

Request: Petitioner is requesting a Final Plat for a 1-Lot Subdivision

1. Petitioner's Comments: Jack Huls, DVG Engineering stated, we were before you at the Work Session for this item. We are creating a one lot subdivision so we have a legal lot of record. The BZA variance was granted.
2. Town Engineer's Comments: No comments.
3. Building Department Comments: No comments.
4. Commission's Discussion: No comments.

2. Beacon Pointe-Final Plat

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
Vicinity: 9505 W. 137th Avenue, Unit 2
Legal Description: Part of W1/2 SW1/4 S.27 T.34 R.9 40.65 Ac
Tax Key Number(s): 45-15-27-351-004.000-014

Request: Petitioner is requesting a Final Plat for Unit 2

1. Petitioner's Comments: Scott Zajac, representing Beacon Pointe stated, we are requesting final plat approval for Unit 2. There is a high demand here and a lot of construction going on, we are very close to eighty percent (80%) build out in Unit 1.
2. Town Engineer's Comments: Don Oliphant stated, we issued a letter today with some minor comments. These should be addressed rather quickly, we are going over quantities and costs for the Letter of Credit. Summation of this unit is fifty-six (56) units and thirty-eight (38) lots. Jack Huls stated, we are completing the two (2) road stubs and connecting the roads which are in the Master Plan. Don Oliphant asked, what is your time frame for

widening Parrish and 141st? Scott Zajac stated, we need to do an entrance off of 141st so we will be timing the road with that. As for Parrish, the accelerate and decelerate lanes will be built with this unit and I am not sure about the widening at this moment. Don Oliphant stated, we are planning to disperse this Letter of Credit out with many different phases.

3. Building Department Comments: No comment.
4. Commission's Discussion: No comments.

3. Lakeside-Preliminary Plat

Owner/Petitioner: Cedar Lake 133 LLC, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 5711 W. 133rd Ave., Cedar Lake, IN 46303
Legal Description: Pt. E.1/2 NW.1/4 S.25 T.34 R.9 52.57A.
Tax Key Number(s): 45-15-25-100-001.000-043

Request: Petitioner is requesting Preliminary Plat for a 146 lot Subdivision

1. Petitioner's Comments: Jack Huls, DVG Engineering stated, we are seeking Preliminary Plat approval for the remaining two-thirds of the project. Out lot A is a detention area which was designed with the original phase of construction, we have made some small changes, but the land plan is almost exactly the plan that was presented. We are still at two hundred (200) lots. We are anticipating Fall 2018 to have additional inventory which is why we are seeking the approvals now. We would like to dig the detention pond in the summer and begin construction on the approved set of plans. We are wanting to dig the whole detention pond, although this will most likely be built in three to four (3-4) units.
2. Town Engineer's Comments: Don Oliphant stated, we are still reviewing the engineering. I need to mention the availability of water, I believe where we left off they were able to build blocks one (1) and two (2) with the existing infrastructure but not to go beyond that. I see this as being a hurdle for the approval of this Preliminary Plat. David Austgen stated, we have been working with the Utility Engineers on the standpipe location in Krystal Oaks which will improve the water pressure for fire suppressant purposes. There is dialogue between the sources between the Lighthouse to this property. We need to help find water, there has been finances and rates in discussion, and it is all in a process of continuous dialogue. John Foreman stated, the owner of the land across the street is wanting to develop, is that an option? Tim Kubiak stated, we are looking into other places to drill a new well as well as locations for a water tower. Jack Huls stated, we are looking at the demand and wanting to move forward. We are aware and us having a project in front of you shows the pressing need. There is land and stubs and we just need the water. We are proposing a lift station to serve as a regional lift station, we would be able to get one thousand (1,000) homes on this to serve. Tim Kubiak requested a larger lot for the lift station. David Austgen stated, Town Officials and all have committed are all in, it is just a difficult thing finding water. It is all being worked on and you before us tonight gives us some reasons. Jack Huls stated, we understand there is a process. I anticipate we will be seeking a deferral for next month's meeting. We would like to move forward the following month. We would like approval to start the pond and not seek for final plats until the water infrastructure is in place.
3. Building Department Comments: See above comments.
4. Commission's Discussion: John Foreman asked, is there public access for people who do not live in the subdivision. Jack Huls stated, this is a detention pond so we tend to restrict for public access. Jerry Wilkening asked, wasn't there a small access on the west side? Jack Huls stated, yes there was originally. It was an overland flood route, we split it into three (3) places now, which seems to be working better.

4. Kevin Hart-Concept Plan

Owner: Roberta L. Meyer, ETAL, 9303 W. 133rd Ave., Cedar Lake, IN 46303
Petitioner: Kevin Hart, 29356 State Line, Beecher, IL 60401
Vicinity: 5711 W. 133rd Ave., Cedar Lake, IN 46303
Legal Description: Pt. NW.1/4 NW.1/4 S.27 T.34 R.9 Ex. N.30ft in R/W & Ex. S.32.44ft of W.30ft in R/W 8.451 Ac **and** PT. N1/2 NW. S.27 T.34 R.9 1.546A.
Tax Key Number(s): 45-15-27-101-008.000-014 **and** 45-15-27-101-010.000-014

Request: Petitioner is requesting a Concept Plan for a 14 to 20 lot subdivision

1. Petitioner's Comments: No Petitioner present.
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:

*John Foreman stated, we have too much R2, RM and RT zoning in this Town. We are the future of Cedar Lake. It is up to this body to decide what we want this Town to look like in the future. We need to do a

balance act with our zoning and we need to look to the neighbors to the North as they have set a great example

*Tim Kubiak stated, the next item is not on the agenda. It is a plat of easement and I wanted to see if this needs to be approved by this Board. In Phase 10 of Centennial, there was short strip where there was no storm sewer on the recorded plan. Olthof did add in storm sewer and a catch basin with no easement. This plat of easement, once this is recorded will take care of providing record for this small strip. David Austgen stated, this will work. Don Oliphant stated, this is a simple fix. Greg Parker stated, great catch Don. Tim Kubiak stated, since Don has been reviewing all of the as-builts, the grading has made a tremendous difference with drainage and quality.

Update Item:

1. Beacon Pointe Unit 1 Letter of Credit is going to expire on June 1, 2018

Scott Zajac stated, we got a one year extension for the letter of credit. Michelle Bakker has it in hand.

Zoning Ordinance: No update.

Public Comment: John Foreman asked David Austgen about a resident at 12527 Marshlanding Parkway, Eric Johnson. We had done some drainage improvements and I believe we got a temporary easement, there is a lot of water is running into his yard as well as his neighbors. Did we create an easement there or was it temporary? Don Oliphant stated, it was temporary. Tim Kubiak stated, we did create a (15) fifteen foot drainage easement and a temporary easement. John asked, if he wanted to put pipe in the ground, how do they do that? Tim Kubiak stated, at this time if the owner wants improvement the property owner has to sign off on that. Don Oliphant stated, we suggested to Mr. Johnson to speak with the HOA to see what they would like to do.

Adjournment: 7:45 pm

Press Session:

Plan Commission Public Meeting – May 16, 2018 at 7:00 p.m.

Plan Commission Work Session – June 6, 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.