



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION MINUTES
April 3, 2019 - 7:00 P.M.**

Call To Order (Time): 7:02 p.m.

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 Sarah Rutschmann, Recording Secretary

OLD BUSINESS:

1. Lifehouse Development – Concept Plan Update

Owner/Petitioner: Lifehouse Development, LLC, PO Box 352, Lowell, IN 46356
Vicinity: 14908 Morse Street, Cedar Lake, IN 46303
Legal Description: PT. NE NW (331.55X1313.80FT. S.2 T.33 R.9 9.383AC.
Tax Key Number(s): 45-19-02-100-003.000-058

Request: Petitioner is requesting Concept Plan Update

1. Petitioner's Comments: Todd Harbrecht and Rob Fisher presented from Lifehouse Development. Harbrecht stated he had heard from Neil Simstad and was told the sewer capacity was not an issue (this was also noted in the email handout). Wilkening stated Simstad's wording in the email was accurate for the 30 lot development capacity, but did not reflect the previous commitments. Harbrecht and Fisher inquired about installing a super-well then deeding it to the town. Lifehouse Development will look into size, possibly 2 – 8" wells, and cost.
2. Town Engineer's Comments: Oliphant noted engineering plans would need reviewed at a later time regarding water and sewer.
3. Building Department Comments: Tim Kubiak told members the next JMOB meeting will be the day after the next Plan Meeting.
4. Commission's Discussion: Multiple discussions took place regarding the sewer capacity, water lines, and a common well versus individual wells. It was noted there is an existing well there now. Kiepura recommended Neil Simstad attend the next meeting. Members discussed a proposed \$300/month/person cost for well use and upkeep being rather high estimate. Foreman asked if 4 homes could be eliminated to allot for larger lot sizes; Harbrecht stated he could do 2 but 4 would not be feasible. Dessauer asked when they were planning to build; Harbrecht hoped dirt would be moved and foundations in by the end of the year. Dessauer recommended a pause in approving plans until more information was available. Foreman recommended a second opinion for another engineer to review the water and sewer issues. Foreman and Kiepura spoke about possibilities of utilizing the wells at the golf course. Members suggested Lifehouse Development return at the next Work Session in May with more information on the well possibility and the hope that the Commission would have more information.

Town Attorney Austgen stated the Town Council was establishing a Utility Board and would have more information about this Board within the next 2 weeks. The Board would work on establishing better determination, providing an inventory of capacity, and focus on current needs along with the future growth of the community.

NEW BUSINESS:

1. Carland – Preliminary Plat 1-Lot Subdivision

Owner/Petitioner: Zbigniew & Malgotzata Czyzewski, 2071 Kentland Dr., Romeoville, IL 60446
Vicinity: 13130 Wicker Ave., Cedar Lake, IN 46303
Legal Description: N.91FT OF E.200FT OF S.1030FT E.1/2 SE SE S.20 T.34 R.9 0.415AC.M/L
Tax Key Number(s): 45-15-20-479-014.000-014

Request: Petitioner is requesting a one (1) lot subdivision

1. Petitioner's Comments: Owner/Petitioner(s) were not present.
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion: This item will be added to the agenda for the next work session.

2. Beacon Pointe – PUD Amendment

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
Vicinity: 9505 W. 137th 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 PUD Amendment

1. Petitioner's Comments: Beacon Pointe lawyer Richard Anderson stated it was determined at the last meeting this would be considered a major session. Public Hearing is published to occur in 2 weeks.
2. Town Engineer's Comments: Oliphant stated items have been reviewed. Utility and lot reconfiguration would need to occur, but can be done at the time of engineering review later.
3. Building Department Comments: No issues noted.
4. Commission's Discussion: Huls confirmed Public Hearing scheduled in 2 weeks.

3. Beacon Pointe West - Rezone

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
Vicinity: 13800 Parrish Avenue
Legal Description: SW NE S.28 T.34 R.9 40AC. SUBJ. TO EASEMENT **and** N2 NW SE S.28 T.34 R.9 20AC. SUBJ. TO EASEMENT
Tax Key Number(s): 45-15-28-251-001.000-014 **and** 45-15-28-401-001.000-013 **and** 45-15-28-426-009.000-013 **and** 45-15-28-426-006.000-013

Request: Petitioner is requesting a Rezone from Agriculture to RT, R2 and B1

1. Petitioner's Comments: Scott Zajac presented on behalf of Schilling Development for Beacon Pointe West Rezone request. Zajac clarified the B1 zoning was for the barn that would remain.
2. Town Engineer's Comments: No issues noted.

3. Building Department Comments: Kubiak felt it was a good plan and liked keeping the barn.
4. Commission's Discussion: Wilkening asked if the plan was to have 136th Lane going through Utopia. Zajac stated it would go through. Wilkening and Oliphant talked about the detention pond by the barn slowing down water issues occurring near Utopia.

4. Oakwood – Rezone

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, PO Box 677, St. John, IN 46373
Vicinity: 10918 W. 129th Avenue
Legal Description: Pt of NW.1/4 S.21 T.34 R.9 Ly'ng W. of RR & E of Highway 41.9Ac
Tax Key Number(s): 45-15-27-351-004.000-014

Request: Petitioner is requesting a Rezone to Planned Unit Development (PUD)

1. Petitioner's Comments: Scott Zajac and Jack Huls presented for Oakwood Rezone request. Zajac stated he had received the preliminary review from Oliphant. Mailings have gone out. Lawyer Richard Anderson stated he would be sending documents Friday.
2. Town Engineer's Comments: Oliphant stated a preliminary engineering review had been completed. Broad comments included the site plan, one entrance, and product review.
3. Building Department Comments:
4. Commission's Discussion: Huls clarified Wilkening's inquiry about density being 2.62 in comparison to 3.29 at Beacon Pointe. Huls stated the homes would be single family homes built by one builder and the custom homes focused in the one area built by multiple builders. Becker and Kiepora did not like the idea of the one entrance. Huls noted the 2nd entrance available for emergency vehicles at the railroad track, but felt due to safety it would not be feasible as a major entrance/exit. Multiple discussions took place about other options for secondary entrance including an option of turn lane onto 41 if land and right of way was obtained. Wilkening talked about the distance to the commercial property and leaving the trees. Zajac stated the plan was to keep the trees.

Update Item:

1. **139th Place/Morse Street:** Kubiak stated he had talked with Linz and there has been a hold up with the paperwork. Veldcamp has obtained a legal lot of record. Bakker recommended this item be removed from the agenda until more information.
2. **Hanover High School Lighting:** Oliphant stated the second retrofit did not work and shielding was recommended. No response has occurred.
3. **Lennar Homes – Preliminary Plat-deferred to 05/15/19:** No review at this time.
4. **Summer Winds Commercial – Final Plat-deferred to 05/15/19:** No review at this time.
5. **Centennial Phase 7-LOC-expires 06/15/19:** No review at this time.
6. **Lakeside Subdivision-Unit 2-Preliminary Plat Extension-expires 08/01/19:** No review at this time.
7. **Comprehensive Master Plan:** Foreman recommended the Plan be updated. Several engineering firms were noted as possibilities to reach out to for proposals for RFQ. Foreman addressed the current TIF district and recommended expanding the area from the Fire Station down to Lemon Lake and noting B1 zoning. Oliphant suggested the plan should be reviewed and updated every 5-10 years. Members talked about a boardwalk/pier, walking/jogging paths, and commercial development. Austgen clarified TIF improvements and usage. Multiple discussions took place regarding the Master Plan's intent and Plan Commission conformance with the plan.

Public Comment:

John Krygsheld presented his ideas for consideration of a vacant property that was zoned B1 and his interest in developing it into RM. Foreman stated he does not feel the lot size would allow him the room to develop it. Foreman suggested Krygsheld look into other locations or possibly doing commercial development below with homes above. Dessauer suggested Krygsheld look at the development near McDonalds in Crown Point for possibility of his idea, then return to Plan Commission with his concepts and location ideas. Parker noted there were pre-platted lots in town that Krygsheld could look into.

Adjournment: Meeting was adjourned at 8:49 p.m.

Press Session:

Next Meetings: Plan Commission Public Meeting – April 17, 2019 at 7:00 p.m.
Plan Commission Work Session – May 1, 2019 at 7:00 p.m.

Chuck Becker

Heather Dessauer

John Foreman

Greg Parker

John Kieपुरa

Richard Sharpe

Jerry Wilkening

Attest: Sarah Rutschmann, Recording Secretary

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