



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION
December 2, 2020 7:00 P.M.**

Call To Order (Time): 7:02 PM

Pledge to Flag:

Roll Call:

PRES Heather Dessauer*
PRES Chuck Becker
PRES John Kiepura
PRES John Foreman
PRES Richard Sharpe
PRES Jerry Wilkening

PRES Robert Carnahan
PRES Donald Oliphant, Town Engineer – CBEL*
PRES David Austgen, Town Attorney
PRES Tim Kubiak, Director of Operations
PRES Michelle Bakker, Building Administrator*
PRES Sarah Rutschmann, Recording Secretary *
PRES Jill Murr

** - Indicates the individual was present via Zoom*

Rick Eberly, Town Manager, was also present via Zoom.

Old Business:

1. Ravens-Site Plan

Owner: C.L. Leasing LLC/Rory Ravens, 12528 Wicker Ave., Cedar Lake, IN 46303
Petitioner: Rory Ravens, 12528 Wicker Ave., PO Box 339, Cedar Lake, IN 46303
Vicinity: 12528 Wicker Avenue, Cedar Lake, IN 46303
Legal Description: COFHEN BUSINESS PARK
Tax Key Number(s): 45-15-20-227-001.000-014

Request: Petitioner is requesting a Site Plan Approval

1. Petitioner's Comments: Not Present
2. Town Engineer's Comments: No new information since the last November meeting.
3. Building Department Comments: Bakker has been in contact with the petitioner and there are no new updates, other than Raven's is working with Olthof toward the agreement discussed in previous meetings.
4. Commission's Discussion: Foreman asked that in the event that Ravens is not able to obtain an easement to go to the storm drain to the west, could he then put a drain system in so the water is pitched toward 41. Oliphant said that is not possible because it needs to go to a detention basin, and the detention basin is so low that it needs a gravity outfall and the only way to do that would be to expand the surface area, which he doesn't have the room to do. Oliphant also said the water cannot flow off to the ditch because that water would be undetained, which is in direct violation of the storm water ordinance. Oliphant stated we have not received a response to the mid November letter, meaning there has been no new information since November. 10 days prior to the meeting, Oliphant had spoken to Olthof about a separate matter and asked Olthof if they have been approached by Ravens, and they said they have not and knew nothing about it. Wilkening expressed his concerns on the lack of communication. Eberly asked if this item was a public hearing matter, because if not we could advise the petitioner that absent any response from them, we will be removing them from the agenda until we are given something of significance to move forward with, so we can stop deferring them and light a fire to get the ball rolling. Eberly said taking it off the agenda does not mean starting over from ground zero if it is not a public hearing matter. Wilkening wants to avoid

spending a year working on this project piece by piece to get it finished and continuing to defer the item isn't the best use of anyone's time. Wilkening believes the project is going down the right track, however zero communication in two weeks is concerning. Austgen said the mistake in the beginning was not putting a time period on the initial approval from town council, because there is now no incentive for this business owner to come back to meeting if you don't insist on some type of reasonable time period. Bakker reached out to Ravens and he informed her that they had an updated site plan but they were not ready, so Bakker told Ravens his presence was not needed at this meeting. Oliphant said both site plans appeared to be the same.

New Business:

1. Hanover Community School-1-Lot Subdivision, Rezone, PUD Amendment

Owner/Petitioner: Hanover Community School Corp, 9520 W. 133rd Ave., Cedar Lake, IN 46303
Vicinity: 10631 W. 141st Ave., Cedar Lake, IN 46303
Legal Description: Hanover Central Middle School Sub. Lot 1 and Pt. W.1/2 SW.1/4 S.33 T.34 R.9
(1330.02x696.5x1329.36x696.51ft) 21.25Ac
Tax Key Number(s): 45-15-33-151-012.000-014 and 45-15-33-300-011.000-013

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

**Petitioner is requesting a Rezone from Agriculture (A) Zoning District to a
Community Business (B-2) Planned Unit Development (PUD) Zoning District**

Petitioner is requesting a Planned Unit Development (PUD) Amendment

1. Petitioner's Comments: Don Torrenga, Torrenga Engineering; and Dion Katsouros, The SKILLMAN Corp, were present on behalf of Hanover Community School Corp. Torrenga passed out site plans for additions to the middle school, changes to existing parking lots, a new elementary school, a new parking lot, and three accessory buildings. Torrenga stated the proposed alteration plans for the middle school included an add on to the cafeteria, an addition to a classroom, additional middle school parking, and a new gymnasium. They also plan to add on additional parking to the front and east parking lots, and a road way to the new proposed elementary school that ties into the existing roadway and goes behind the middle school extending west to east and ties onto Wicker Ave. The plan for the new elementary school is being composed for 750 students, and 450 parking spaces in accordance with the town ordinance, which they are requesting at the BZA for a reduction from the 450 to 266 due to the fact that an elementary school does not have a need for 1 parking space per every 2 students. The elementary school will have a drive around that begins on the east side of the school, goes along the south side of the school and then ties back into the parking lot which will be used as a pick up/drop off for students. To the far west, they are proposing to put in a bus barn that will service approximately 60 buses. There is also a maintenance building, a mechanic building to service the buses, and an administrative building for all of the schools. Wilkening and Carnahan expressed their concerns about the lack of parking in case the new elementary would become a high-level school, or if there was a school event and all parents wanted to attend, that would cause a parking shortage. Foreman stated he wasn't too concerned with parking, because with the middle school being attached, the elementary school can over flow into middle school parking and vice versa. To get the parking reduced, some spots will be eliminated from every parking lot to even it out. The current plan currently shows 450 parking spots, but they will alter the plan upon approval from the BZA to reduce the spaces. In place of the parking, it will just be additional green space that could potentially be turned into more parking if it were found to be necessary

in the future. Kiepora asked what the logic behind the parking reduction, so they can possibly use that formula in the future, which the petitioner said he would get from the school corporation before the next meeting. The petitioner also plans to bring the five existing detention basins up to Cedar Lake standards. Becker asked what the plan was if they were to need more space for more students, the petitioner said they are already building for the future and the school corporation believes there won't be a need for space for more than 750 students. Foreman asked how many students the junior high is able to hold in its entirety. The petitioner was unsure of the answer. Foreman stated that if they knew that answer, it would help equate the parking. Foreman believes the 266 parking was formulated for when the junior high is not having an event, that way the junior high parking lot could be used as overflow parking if necessary. The two schools together have 629 parking spots, which Foreman believes wouldn't be enough because if there was an event at just the junior high and each student's parent needed to come, there wouldn't be enough parking because they would need 750 spaces. Katsouros stated that the parking was based on a normal school day, and there isn't a need for overabundance of parking especially at an elementary school. They theoretically cannot plan parking based off of isolated evening events, because it just isn't logical. Katsouros did express that there is ability for expansion if necessary, in the future, because they do have the extra property. Carnahan told the petitioners to make sure they have the parking formula to be prepared for the BZA meeting. Foreman believes the parking request seems logical. Torrenga stated that in regards to the elementary school eventually becoming the high school wouldn't be necessary because the high school is planning to come before the board to talk about expansion for themselves, so there is no intention on getting rid of the existing high school. They have intentions on adding a third lane to the connection road of 141st Ave. There are two existing lanes, a left turning lane and a right turning lane, you currently can't go straight. Wilkening asked if the buses will be leaving the property onto 41 or if they plan to use the side road. Torrenga said the side road will be used to enter, and they will exit onto 41. Wilkening asked if there was going to be a traffic signal put in place for the buses to be able to exit, to eliminate people directing traffic. Torrenga didn't know of any signal being proposed. Wilkening suggested that maybe they can suggest to put one there. Rt 41 is a state jurisdictional road, they are going to apply for a driveway permit. The state has a limited access along that road, so the only permit they can obtain is at the spot shown on the plans. It is a crossover to the other side of 41. The state is requiring a decelerating lane for cars going north 600 feet long, and an acceleration lane 550 feet long. Going south, there will be a deceleration lane 600 feet long, and an acceleration lane 600 feet long for cars leaving the school turning left. This has not yet been applied for according to the petitioner. The building addition on the north of the middle school is the cafeteria addition, the building on the south is the addition to the music room, and the addition on the west is the gymnasium. They are also proposing a 6-foot-wide asphalt sidewalk that will go along the surrounding road. Coming off of the parking lot behind the middle school, there is a 12-foot asphalt drive that will act as the drop off/pick up lane that will be a one way. Wilkening asked if there would be impact posts place around the school near big doorways and windows. The petitioner said they would be placed at key positions and in the parking lot around existing fire hydrants. The petitioner discussed the plans for the elementary school again, adding that the dumpsters, along with the maintenance shed, will be placed in the south-east corner of the outside of the building surrounded by 6-foot fences and a rolling gate. There will be 10 parking spaces over there designated to the maintenance workers. There is a soft play and hard play area behind the school and a multipurpose sports field. The detention basins will be enlarged. Carnahan asked how many classrooms the elementary school would have. Katsouros said there would be 32 total rooms and some auxiliary spaces such as STEM, staff rooms, etc. There will be a protection from cars around the soft and hard play area. The elementary school is planned

to be an upper elementary school for fifth and sixth graders. The hard play area will be constructed of asphalt and the soft play area will be constructed of something of a more spongy texture. Wilkening asked if there was a chance that someone from the school corporation could attend the next meeting so they can get the questions they have for them answered. The petitioners said they would ask. Behind the bus barn, there will be a fuel depot for the buses and off to the right of it there will be two large fuel tanks contained within a raised concrete area in accordance with safety measures. Wilkening asked if they have decided what the buildings will look like yet. Torrenga stated that they have designed the buildings, but the estimates for the construction came in and they were higher than the amount the school had budgeted for this project, so they're making some modifications. What you see on the plans is what is proposed and the petitioner is unsure what the plan is as far as money, whether they are going to try to get more or they are going change the plans around. Wilkening clarified and asked what the outside of the structure would look like, Katsouros stated that it would mostly stay consistent with the renderings that were presented at the school board meeting. Katsouros said that certain things that could reduce cost that would be changed might be something like reducing roof top units, which wouldn't be compromising quality. Kubiak asked what the point of all the offsets in the school were, he said it looked like a mansion rather than a school layout. Kubiak expressed that it seems unnecessary, and from a financial aspect, made the construction way more expensive because each one of those costs a lot of extra money. Kubiak asked if the offsets served a purpose such as windows. Katsouros stated they are for windows, or to accommodate corridors and to maximize classroom space to have windows for natural lighting. Kubiak told the petitioner if he were to look at a house plan with a lot of footings as oppose of straightaways, that would about double the cost of construction. Carnahan asked if the exit and entrance onto 41 that is 24 foot wide is two 12-foot lanes, and wanted clarification of whether or not it has been approved. Torrenga confirmed it was two 12-foot lanes, and said the location of the entrance/exit has been approved but the state has not approved the driveway permit for the acceleration/deceleration lanes. They also plan to add a concession stand, which will have a bathroom and water supply. Wilkening asked if they have come across any soil issues so far. Katsouros said they have come across minor issues, but they will have a geotechnical engineer onsite to review and make recommendations on how to move forward. The property, prior to the annexation of the 21 acres of the southwest corner, was a one lot subdivision, which is entitled to have one building on it, which would be the middle school. Now that an additional six buildings are being added, they are applying for a plan unit development and re planning the entire area as one lot plan unit development allowing them to abide by the ordinance. Petitioner said the timing on the project is in a crunch, they would like to get approval as soon as possible and no later than January in order to stick within the timeline of the school corporation.

2. Town Engineer's Comments: Oliphant asked if the PUD documents and development agreements have been distributed, which the petitioner stated they have not.
3. Building Department Comments: none
4. Commission's Discussion: Austgen stated they needed to catch legal documentation up to the presentation. Austgen asked if they had advertised for the public hearing in two weeks, which the petitioner had done. The petitioner asked to get in contact with Austgen later in the week to schedule a meeting time to get everything they needed to squared away. Wilkening asked that they get all needed documents out as soon as they can before the next meeting. Torrenga said that in the future, if receiving the documentation is an issue, it would be easier to put together a drop box link that everyone can access.

Update Items:

1. Beacon Pointe Unit 3 – Performance Letter of Credit – Expires May 13, 2021
2. Beacon Pointe Unit 4 – Performance Letter of Credit – Expires October 1, 2021

Public Comment: None

****Henn Compound-** Kubiak stated that they have dug down about 13 feet along the whole frontage of the road trying to find the water main to tap onto the water and they believe the water main is underneath the middle of 133rd or Lake Shore Dr. There is no way of them detecting exactly where it's at. Wilkening thought the location of the water line was previously discussed, Kubiak stated it's through where they thought but from looking on both sides of the road, it's in the middle of the road and fairly deep. Kubiak believes it's at least 12-13 feet deep and in the center of the road. So, the petitioner is wanting to put in a well versus digging up an entire road. There was a discussion about the pros and cons of both the well and tearing up the road. Foreman believes it would be easier to put in the well. Wilkening believes it could be beneficial financially to find the water line for other homes to potentially be added on in the future, however it would be years before they broke even when you add in the costs to rip up the road, and repave the road. Foreman doesn't see long term benefits unless the trailer park becomes a development in the future. Wilkening stated we should find it now or we will never find it. Kubiak's thoughts are to waive the requirement of having him tie onto town water due to the location. The cost would be on the petitioner to tear up the road and repair it. Wilkening stated it's not the petitioner's fault that the location of the water line is unknown, and he is not one to spend tax payer's money to find something, but he believes that now is the time to find what they need to find. Kubiak stated that if there was a development going in and they needed to tie onto that water main to connect the loop, it can be found, but to go through the destruction of our main road to tie on one water line doesn't make sense. Kubiak said all they know is it stretches from Dodge St to Parish and goes up around that hill and back down. Wilkening thinks he can tie on by the railroad tracks. Foreman believes that if the homeowner isn't going to be to upset about having to put in a well because they can't find the water main, to let him do it. Carnahan agreed. Wilkening is suggesting they find the waterline without digging the road up. Kubiak brought up maybe getting someone to do sound locating, but the amount of effort required for one service to one house isn't worth it. Austgen asked that if it were an extended line to be connected to another portion of the system, would that serve some benefit. The only benefit would be to add one water customer. Wilkening said finding that water line without tearing the road up has two benefits, a service forever and potential for additional lines. Kiepora said that there are two options, someone finds the water line and taps in, or he puts in a well. Kubiak said one of the contingencies was that he tied on to town water, and he doesn't think that him tearing up the road would be at the towns expense, but it's just a matter of unnecessary damage. Foreman said that Wilkening's idea to find the water by going up the hill by the rock is the best idea, but for one resident it doesn't seem to make sense. Kiepora believes we should try to find where the water line is and see what the cost would be to running the connection, because if there is a heavy cost on our part, then we should have him put a well in. They agreed to find the water line first, then determine the next step based on cost.

Adjournment: 8:34PM

Press Session: Plan Commission Public Meeting – December 16, 2020 at 7:00 p.m.
Plan Commission Work Session – January 2021

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