



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING
JANUARY 20, 2021 7:00 P.M.**

Call To Order (Time): 7:07 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 Robert Carnahan

PRESENT Donald Oliphant, Town Engineer – CBBEL
ABSENT David Austgen, Town Attorney
PRESENT Tim Kubiak, Director of Operations
ABSENT Jill Murr, Planning Director
PRESENT Malia Comia, Recording Secretary
Ryan Deutmeyer was present on behalf of Austgen

Also in attendance, Rick Eberly, Town Manager.

* Indicates individuals present through Zoom.

Old Business:

1. Hanover Community Middle 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 Rezone from Agriculture (A) Zoning District to a Community Business (B-2) Planned Unit Development (PUD) Zoning District and a Planned Unit Development (PUD) Amendment

- 1 Petitioner's Comments: Don Torrenge, Torrenge Engineering, and Dion Katsouros, The Skillman Corp were present on behalf of the school board. Petitioner stated he had been through all the items that needed to be addressed, except for a new suggestion presented which is a sidewalk along the entire length of the property. Katsouros discussed the matter with Eberly and the petitioners are now requesting either a waiver of the sidewalk, or to post a bond, if a waiver is not possible, for the construction of the sidewalk in the future if or when it becomes necessary. Katsouros asked if the option to put the special meeting on the agenda was available and then cancel if required because of the timeline for the project.
- 2 Town Engineer's Comments: Oliphant stated that although he got the resubmittal at 3:00PM, he thinks they are okay engineering wise. His biggest issue is the sidewalk, but other than that there's nothing left in his letter that they can't work through. There's nothing major that would make any significant changes.
- 3 Building Department Comments: See below.
- 4 Commission's Discussion: Carnahan asked Deutmeyer if the PUD contract was in order. Deutmeyer said that to his understanding, Austgen received the initial draft of the contract at noon and has not had time to check off on it as of yet. Deutmeyer expressed

that Wilkening and maybe other town officials have received Austgen's opinion letter as to what his preferred action is for the meeting. Wilkening shared the letter which stated that due to lack of appropriate review of the PUD draft contract, Austgen recommends a deferral of the matter as a consequence of late receipt of the document. Carnahan expressed that if a deferral is what everyone decides on, to do a special meeting at the work session because he doesn't want to see the school delayed anymore than necessary. Wilkening said he's not entirely comfortable with the request for a special meeting because he's not entirely sure about all the review that will have to take place. Kiepura stated that a special meeting is not necessary because the petitioner should get their issues worked out in a timely manner so everyone else has an appropriate time frame to do what they need to do. Becker believes the matter should be deferred to the next public meeting and use the work session to work out all the issues and give legal plenty of time to review all the comments. Foreman stated he agrees with Carnahan and believes we should pencil something in as a possible special public meeting for the next work session and believes the bond is a good idea to capture the cost and use the funds where the town sees fit in the future. Wilkening understands where they are coming from, but working through waivers and things at the last minute doesn't seem appropriate. Sharpe agrees with a deferral so the school can stay on track. Kubiak would rather an agreement be made that the petitioner would remain responsible to put the sidewalk in when the time comes, similar to the agreement that was made with Strack's, which would avoid having to calculate the cost and would save us time. Dessauer stated that she understands the sense of urgency, but doesn't feel comfortable hustling through to make a decision at this point due to the late retrieval of the needed documents. She doesn't believe we will be in a position to vote on the matter in two weeks.

- 5 Commission's Decision: Motion to defer and have a special public meeting in two weeks.
- 6 Commission's Recommendation to Town Council: Above

Motion: Carnahan 1st Sharpe 2nd

| Heather Dessauer | Chuck Becker | John Foreman | Robert Carnahan | Richard Sharpe | John Kiepura | Jerry Wilkening | Vote |
|------------------|--------------|--------------|-----------------|----------------|--------------|-----------------|------|
| YES | NO | YES | YES | YES | YES | YES | 6-1 |

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

- 1 Petitioner's Comments: Included in above discussion.
- 2 Town Engineer's Comments: Included in above discussion.
- 3 Building Department Comments: Included in above discussion.
- 4 Commission's Discussion: Included in above discussion.
- 5 Commission's Decision: Motion to defer and have a special public meeting in two weeks.

Motion: Carnahan 1st Sharpe 2nd

| Heather Dessauer | Chuck Becker | John Foreman | Robert Carnahan | Richard Sharpe | John Kiepura | Jerry Wilkening | Vote |
|------------------|--------------|--------------|-----------------|----------------|--------------|-----------------|------|
| YES | NO | YES | YES | YES | YES | YES | 6-1 |

New Business:

1. Hanover Community High School-Site Plan

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Owner/Petitioner: Hanover Community School Corp, 10120 133rd Ave., Cedar Lake, IN 46303
Vicinity: 10120 133rd, Cedar Lake, IN 46303
Legal Description: Hanover Central Campus Sub Lot 1Ex. Fieldhouse & Spec. gym parcel
Tax Key Number(s): 45-15-21-451-005.000-014

Request: Petitioner is requesting a Site Plan

- 1 Petitioner's Comments: Don Torrenga, Torrenga Engineering, was present on behalf of the school board. Torrenga explained the proposed additions to Hanover Central High School that includes a parking lot, a multi use sports field, a new parking lot of the east side for the baseball field, a sidewalk that runs from the baseball field all the way across the property, and a side walk on the west side of the football field. Torrenga further explained that a new building is being proposed for locker rooms for the athletic facility, a small maintenance and storage area along with a concession stand. In response to the comments made by Oliphant below in regards to the fence, the petitioner stated that they received the information from the architect and it is a decorative fence and he will be forwarding that on to the town. They have also submitted an application for the BZA as they were requested to do for the variance for the fence. The fence will be constructed along 133rd. The fence going around the parking lot to the north is intended to be a chain link fence.
- 2 Town Engineer's Comments: Oliphant stated he received a letter the morning prior to the meeting. The petitioner will have to reapply for some of the waivers that were approved prior since it's a new application. The offset from their detention basin along 133rd where they are providing fencing, will require details from the petitioner, but he is okay with the offset since it's such a large right of way. He recommended that the footprint be slightly shifted a bit so it's not right up against the sidewalk, which shouldn't be a problem. A lot of the other items aren't really major. Oliphant said the parking lot has been reduced by 100 spaces from the original application back in 2016 so they expanded further north.
- 3 Building Department Comments: See below.
- 4 Commission's Discussion: Wilkening asked if the baseball field by 133rd will be surrounded by a net. The petitioner said there is a mesh net, that may be able to be raised and lowered but he's not exactly sure. Wilkening asked for the lighting details. Oliphant said they did have three lighting comments and want the petitioner to be more specific on their lighting plans. The petitioner is working on addressing those and getting the plans corrected. Kubiak asked how wide the road was going back to the new parking lot on the west side. The petitioner said it was a two-lane road that was about 25 feet wide. Wilkening asked how many discharge points there are going to be for this property when it's completed. Oliphant recommended a right in/right out due to the traffic on 133rd, but there will be four exits, the library dedicated one, the one near the tennis courts, two in the main parking lot, and then the new one where there will be a stop light installed. Wilkening asked if the stop light at King will be controlled by the school or how it was going to work, because there is already issues with departure from the school. Oliphant stated that initially where there is a fourth legged intersection designed, the school was going to have access to the control box to basically control it during heavy traffic, but now that there is no actual access coming off of the intersection, it's going to be up to the town to give the school access to the box. Wilkening stated that they have discussed the middle school with Torrenga and how there is so much more roadway on the property there shouldn't be more problems on 141st, but at the high school they will be letting twice as many cars out than they do now. Wilkening asked Torrenga if anyone has an impact idea on that, because he believes that it will cause a bigger issue than there already is on 133rd. Oliphant interjected that in the original design, it included an entrance into the school at the future light, but the school requested it be taken out. He explained the

reason for the right in/right out is to control it a little better so you're not turning across 133rd and creating more traffic, but he agrees that during athletic events, it's going to be a heavy traffic area and there's not a lot you can do to avoid it. Wilkening's concern isn't just with athletic events, but more so with every day traffic. Oliphant stated with a controlled intersection already there and a three-way, they won't put another controlled intersection because it will be too close to the other. Kubiak asked if it was actually a good idea to throw the fourth entrance along the practice fields out onto 133rd. Wilkening said that using a traffic light to rush everyone out of the school as fast as you can doesn't do anything for the rest of the residents, it just creates more issues. Wilkening stated he understands the right in/right out, but he runs into problems because buses want to turn in and go north into the west entrance and aren't in a turning lane, so he sees this creating more issues. Oliphant asked Torrensa if the gate at the right in/right out would only be open during athletic events, Torrensa was unsure. Oliphant stated that the only tag of approval, since they're doing the entrance, they need to remove the light pole that is in the way of the entrance and they would be required to post a letter of credit and they are unsure of what that amount would be at this time, so that would be a contingency of their approval. Wilkening stated that the special meeting would be a good time for that. Foreman asked Oliphant if he would be against having a contingency and approving the item. Oliphant said that since they just submitted their letter yesterday, he doesn't feel great about it. Kubiak asked what the deal with the stop light with the school was, because to him, adding another 200 plus parking spaces and another entrance out to 133rd, and not having control of the traffic signal doesn't make sense to him. Wilkening asked for clarification on who was paying for the light, which Oliphant stated was the school and the town. Wilkening was unsure why the school couldn't then gain control if they were paying for the light. Oliphant and Foreman stated the benefit for the school from the light is signalized crossing for students. Wilkening asked if there was any advantage to improving Wisnewski's drive and going in and out of there. Oliphant doesn't believe so because it would still be a right in/right out regardless due to the proximity of the railroad, because you don't want people backing up over the tracks to turn left, so regardless of where the entrance/exit is, it has to be a right in/right out. Oliphant said it is helpful to push a fifth entrance away from the other ones and space them out better. Wilkening said the issue with the traffic on departures is all the other traffic is stopped, and all the cars are piled out onto the road. Wilkening asked Torrensa if there was a plan to change it, Torrensa said he couldn't answer that. Wilkening stated that ultimately the traffic problem is created by how the traffic is managed. Oliphant asked for clarification of what Wilkening was asking for. Wilkening stated that he was trying to figure out the process, because with more entrances, the ability to just put more cars on the road than already being put on would fill the road and cause more problems than there already are. Oliphant stated that it could also potentially spread out traffic which might help. Oliphant said the amount of outflow won't change because it is still the same amount of people. Wilkening stated that the distance between 41 and 133rd is not long enough, and the outflow of students with the ability to exit more areas at once would back up the length between the two stop lights. Foreman asked if there was going to be a turn lane off of 133rd at the right in/right out. Oliphant said there would not be. Wilkening asked if you would only be able to turn right onto the new road coming out next to the retention pond and the football practice field and if you would only be able to turn west bound to come off of that road. Oliphant said yes, and only when the gate is open. Katsouros said that he doesn't want to speak on the schools intentions, but the parking lot that's being built all the way to the north is going to expand the amount of parking, but the amount of cars leaving the school on any given day isn't going to change, but he believes the gates will remain closed during the school day and will be specifically for athletic events. Foreman stated that the gravel road should have a coat of asphalt put on it, and Wilkening agreed. Oliphant recommended including asphalt as a contingency now so the petitioner could

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make changes to the drawing. Oliphant stated that the road would still be privately maintained, it would not be considered a public road, but if the commission prefers it be paved, they should make it clear now. Oliphant recommended they strip off the top inch or two and then lay asphalt.

- 5 Commission's Decision: To defer with the asphalt change to the special meeting.

Motion: John Foreman 1st Richard Sharpe 2nd

| Heather Dessauer | Chuck Becker | John Foreman | Robert Carnahan | Richard Sharpe | John Kiepura | Jerry Wilkening | Vote |
|------------------|--------------|--------------|-----------------|----------------|--------------|-----------------|------|
| YES | YES | YES | YES | YES | YES | YES | 7-0 |

Update Items:

1. Rose Garden Estates Water Main Extension – Oliphant said that there were a couple of emails going back and forth today. They are okay with the easement, Neil is okay with the water line.

Public Comment: Torrenga notified the board of a future plan proposal for the high school and briefly discussed the plans.

Adjournment: 8:34PM

Press Session: Plan Commission Work Session – February 3, 2021
Plan Commission Public Meeting – February 17, 2021

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.

**TOWN OF CEDAR LAKE,
LAKE COUNTY INDIANA,
PLAN COMMISSION**

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Member

Vice President

Member

Member

Member

Member

ATTEST

Recording Secretary