



**TOWN OF CEDAR LAKE – PLAN COMMISSION  
PUBLIC MEETING  
February 17, 2021 7:00 P.M.**

Call to Order (Time): 7:04

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

ZOOM Donald Oliphant, Town Engineer – CBEL  
PRESENT David Austgen, Town Attorney  
ABSENT Tim Kubiak, Director of Operations  
PRESENT Jill Murr, Planning Director  
PRESENT Malia Comia, Recording Secretary  
PRESENT Teri Knowles, Recording Secretary

**Minutes:**

December 2, 2020 Work Session, December 16, 2020 Public Meeting, January 6, 2021 Special Public Meeting & Work Session and January 20, 2021 Public Meeting

Motion: Becker 1<sup>st</sup> Dessauer 2<sup>nd</sup>

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:**

**Zoning Ordinance Amendment:** None

**Plan Commission Rules and Regulations:** Mr. Wilkening acknowledged that Mr. Eberly has some recommendations for modifications. Mr. Eberly did a presentation to summarize the proposed changes on the “Rules and Regulations.” Some of the Terms to be clearer are Primary Class, Secondary Class Rezoning, Vacations, and Classifications.

Mr. Eberly continued to explain that the primary issue right now is we require the petitioners to advertise in two (2) newspapers, and we need to go down to one because most people don’t get their information that way anymore. The petitioner needs to be responsible and be required to one (1) newspaper for advertisement. A packet will be handed out to the petitioner for guidelines on what steps to follow. There would be a template form to fill out that helps with what needs to be advertised, and it has to be published fifteen (15) days prior to the public hearing and postmarked. This gives time for the drop-off to the Town Hall and Green Cards. When they bring in the cards or mailing receipts, they will be followed through with the proper person. Rick went over the postmark mailing and address needed.

Mr. Eberly identified signs that can be placed on the property for notification of construction being filed for a Variance with the Council with notation by letter, within so many feet, to notify the public. Mr. Eberly and Council went over the pros and cons of what the two (2) have to offer for our Community. Mr. Wilkening indicated that at past BZA meetings, this would be an issue between the petitioner and neighbors. Mr. Foreman commented that he feels 300 ft is a lot of money in residential.

Mr. Kiepura questioned about the “Election of officers.” They asked if a board Executive Secretary is required as stated in the listing. Mr. Eberly confirmed it was, and the listing is President, Vice President, and Executive Secretary. Attorney Austgen state for a reason, an event of something legal comes up. Mr. Eberly gave a sample; in the signing of a Plat, the Plan Commission would need the Executive Secretary to sign one if one or other is absent. (President or Vice President)

Mr. Eberly revealed an update on the summary of the Zoning Ordinance Review. He highly commended Ms. Bakker and Mr. Oliphant on the work they did on updating and bringing the Zoning about 99% ready to be a doubted. There is no changing anything in the Zoning of property, just making it accurate and Readable. He stated we are only basically confirming the work for the Public Hearing to a doubt the map. Attorney Austgen pointed out that it’s going to be an Ordinance that will place the zoning map. Mr. Eberly indicated with what Ms. Bakker and Mr. Oliphant brought up to date, and he was just formatting a little differently in chapters, sections, titles, etc.

Mr. Eberly went over the Sight Plan Section that is needed and he is working on the guidelines and check list for the document which, is similar to the BZA Conceptual sight Plan drawings.

**See the attached list of Zoning Ordinance review for the updates and change of format listings.**

Motion:		1 <sup>st</sup>	2 <sup>nd</sup>				
Heather Dessauer	Chuck Becker	John Foreman	Robert Carnahan	Richard Sharpe	John Kiepura	Jerry Wilkening	Vote
X	X	X	X	X	X	X	X

**1. Rose Garden Estates Water Main Extension:**

**Public Comment:** Mr. LaCosko of 9142 Male Dr. / St. John / IN / 46373

Mr. LaCosko claims he has been in conversation with the owner, Brenda Roberts, of the reuniting property with 10 acres regarding the water supply. He also spoke with her Attorney regarding the utilities and sanitary. With not getting precise information on the two, he went back into the minutes of March 6<sup>th</sup> and 15<sup>th</sup>, 2019. There were three (3) options tossed around at that time. There were three (3) options are:

1. Community Well
2. Extending Well
3. individual Well

None, in which, was determined on. Mr. LaCosko also questioned that he wanted 24 lots built and for the individual wells. Mrs. Dessauer indicated that wells would be too close. Mr. Wilkening commented that the Light House development wanted, at one point, to build cottage homes with a community well. Mr. LaCosko asked if individual wells would work. Mrs. Dessauer stated that Light House Development requested individuals, and it seemed to be a problem with the size and location of where the well would be too close to the neighbors. Mr. Wilkening specified that the Community well could eventually be spread to the East where it’s needed, then be combined with everyone. Mr. Oliphant indicated that there was a discussion of the contract with RDC on a water design main extension. It’s just a design construction not funded. Mr. Foreman stated that with him trying to do an R-2 subdivision, it would be more economical if we were further along with the extension of the Well. Mr. Wilkening asked Mr. LaCosko if individually and it would be the

home buyer's responsibility to pay and place the well. Individual well wouldn't cost him, but the community Well would with cost. Mr. Wilkening feels he needs to run the numbers first. H reels Mr. LaCosko needs to get with several Well companies. Mr. Oliphant thinks two (2) Wells would be redundant.

Mr. Wilkening feels the sanitary sewer wouldn't be an issue compared to the water supply.

**2. Summer Winds Commercial LOC: 5-21-2021**

**3. Beacon Pointe Unit 3 LOC: 5-13-2021**

**Adjournment:** 10:18 pm

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

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Nick Recupito

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Jeff Bunge, Vice Chairman

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Jerry Wilkening

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Jeremy Kuiper, Chairman

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John Kiepora

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Attest: Teri Knowles, Recording Secretary

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