



**TOWN OF CEDAR LAKE – PLAN COMMISSION
WORK SESSION
March 3, 2021 7:00 P.M.**

Call to Order (Time): 7:04pm

Pledge to Flag:

Roll Call:

Present Jerry Wilkening - President
Present Richard Sharpe - Vice Present
Present John Foreman - Member
Present John Kiepora - Member
Present Chuck Bekker - Member
Present Heather Dessauer - Member
Present Robert Carnahan - Member

Present Donald Oliphant - Town Engineer – CBBEL
Present David Austgen - Town Attorney
Absent Tim Kubiak - Director of Operations
Absent Jill Murr - Planning Director
Present Teri Knowles - Recording Secretary
Present Rick Eberly - Town Manager

New Business:

1. Hanover Community High School-Site Plan

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-Additions to High School

1. **Petitioner's Comments:** Don Torrenga went over the overall view of the High School and what was being proposed. The front of the building north of 133rd, the need of demoing the existing entrance portion to rebuild it, a larger concrete patio in front of the entrance, and the removal of the sidewalk that's furthest from the building. There was discussion on parking with the 50' setback, which it isn't. The new section on the East side of the building will be the Early Childhood Center. It will have new sidewalks and the parking lot will change to where the parking will be at an angle. With the improvements being made there will be a few items change also: Moving of a few parking lots lights, electrical lines, relocation of the sanitary sewer, and storm sewers. The existing detention area will be expanded by 133rd. None of the detention pond on the Northside of the Tennis Court will be disturbed.
2. **Town Engineer's Comments:** Mr. Oliphant asked if the sidewalk on the northeast corner will part of this project. Mr. Torrenga only thought it might be at this time.
3. **Building Department Comments:** NONE
4. **Commission's Discussion:** Mr. Wilkening asked about the Early Childhood Center play center area on how it will be done. Mr. Torrenga stated it will be a grass area. not an artificial turf. Possibly a small fence also. Mr. Wilkening asked about the additional traffic. Mr. Torrenga said there are no plans for traffic study at this time. Discussed was the lighting that it will be changed to face the building not 133rd.

2. Henn-Subdivision/Site Plan

Owner: Rob Henn, 13733 Wicker Ave., Cedar Lake, IN 46303
Petitioner: Russ Pozen, 1155 Troutwine Road, Cedar Lake, IN 46303
Vicinity: 13212 Wicker Ave., Cedar Lake, IN 46303
Legal Description: N.65FT OF E.E.290FT OF S.560FT OF SE1/4 SE1/4 SE1/4 S.20 T.34 R.9 0.433 AC and N. 65FT. OF S. 625FT. OF E. 200 FT. OF SE .3300000000000000.. S.20 T.34 R.9 .295A and W.90FT OF E.290FT OF N.130FT OF S.690FT OF SE SE S.20 T.34 R.9 .207AC. SUBJ TO EASEMENT
Tax Key Number(s): 45-15-20-480-021.000-014 and 45-15-20-480-020.000-014 and 45-15-20-480-009.000-014

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

1. Petitioner's Comments: NONE (No updates per Mr. Eberly)
2. Town Engineer's Comments: NONE
3. Building Department Comments: NONE
4. Commission's Discussion: NONE

Request: Petitioner is requesting a Site Plan

1. Petitioner's Comments: NONE
2. Town Engineer's Comments: NONE
3. Building Department Comments: NONE
4. Commission's Discussion: NONE

3. Beacon Pointe East– Rezone/PUD Amendment/Preliminary Plat Amendment

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 9000 W. 141st Ave, Cedar Lake, IN 46303
Legal Description: Pt of SW1/4 S.27 T.34 R.9 Ly'g South of ditch & East of RR 38.1 Ac and Pt. SE.1/4 SE.1/4 SW.1/4 S.27 T.34 R.9(421.3x281x100x90.4x321.3x190.8ft) 2.05Ac
Tax Key Number(s): 45-15-27-376-002.000-014 and 45-15-27-376-004.000-014

Request: Petitioner is requesting a Rezone PUD Amendment

1. Petitioner's Comments: Jack Hals of DVG Team, Inc. This project was approved last year. It applies east of the railroad on a 101st. Phase one already constructed. Some adjacent parcels were zoned RM and R-2. Adding 13 additional lots to project. Providing extensions along 131st. Water main, sidewalk, sanitary sewer, and storm sewer. The detention pond will have a sight modification to it. Mr. Hals went over the map on the above information. Mrs. Dessauer asked with the additional lots would there be any other changes. Mr. Hals stated no other changes. Mr. Carnahan asked about the two requests: Rezone PUD amendment and Preliminary Plat amendment. Mr. Austgen stated they are separate applications. Mentioned that they do need an amended contract. Mr. Hals indicated they will be getting that to them. It should be voted on in two weeks.

2. **Town Engineer's Comments:** Mr. Oliphant stated minor comments for the next review and will be ready in the two weeks.
3. **Building Department Comments:** NONE
4. **Commission's Discussion:** NONE

Request: **Petitioner is requesting a Preliminary Plat Amendment**

1. **Petitioner's Comments:** Nathen Peterson (Board Member) 30150 Troutdale Scenic Dr. / Evergreen / CO / 80439. Mr. Peterson went over the PUD history. Wants to be in the right direction, when it comes to administering permits in home construction. Trying to come up with rules that the BZA can approve and not have to come to the Board administratively and take up a process. Like being preapproved. Mr. Wilkening replies that it is no different than what the rest of the town has to go through.

Mr. Foreman articulates what needs to be implemented in some of our existing none conforming subdivisions that are cottage homes on the lake. Mr. Peterson wants to break it into two pieces. One is cottage control and the other is Ministries stuff. On the cottager's side rules of common ownership. That makes it hard to agree on what the rules should be. He stated they have that as an advantage. Wanted to know if it was going in the right direction. Mr. Hals indicated the original PUD filed in "91" was a rezone from R-2 to a R-2 PUD. The "93" PUD zones the parcel from a R-1 to a straight PUD. It is unclear as to what, if any, is an underline zoning. That's why they want to do both standards for the residential lots. Just want to make it clear of what can be done. Depreciation will be for the older cottage homes if the zoning is not determined.

2. **Town Engineer's Comments:** NONE
3. **Building Department Comments:** NONE
4. **Commission's Discussion:** NONE

4. Cedar Lake Ministries-Concept Plan

Owner/Petitioner: Cedar Lake Ministries, 13701 Lauerman, PO Box 665, Cedar Lake, IN 46303

Request: **Petitioner is requesting a Concept Plan**

Petitioner's Comments: Mr. Peterson went over the ministries side. Went over the Meets and Bounds area. RV campsite, recreation field from "93". Town was concerned that people are just living there and is that part of the ministries or is it part of the RV part. Mr. Peterson indicated that he doesn't feel that someone shouldn't be living there 6 months at a time. He's trying to make changes with that. Should give it the use it's required to be. Proposing structurally is a PUD with two (2) parts. One (1) is the contract which are basically the first for pages of the attached. The second (2) are the Plan of Development. Meets and Bounds, Conference grounds, and the Bulk property parcels, needs all incorporated.

The ravines to the north, from the woods that were cleaned up, needs drainage study before anything gets built.

(Above information will be in the attachment with setback information)

Mr. Peterson stated this is all a draft. Will presented next month.

1. **Town Engineer's Comments:** NONE
2. **Building Department Comments:** NONE
3. **Commission's Discussion:** Mr. Austgen stated the last item should be an agenda item for discussion in two (2) weeks as an update item. Petitioner will not be there. Mr. Wilkening wanted to know if there was a waiver for Mr. Henn on his well. Mr. Kubiak was absent to reply. The Board discussed the water connections in the area.

Mr. Wilkening asked about the Ministries. Asked if there was a permit Issued for a new home to be built. Mr. Eberly specified that there has not. That there were other permits issued. Nothing can be done on that north end of that property until a drainage plan is worked out.

Update Items:

1. **Rose Garden Estates Water Main Extension:** Mr. Oliphant updated that semi authorized easement agreement between Leena and Schillings for the easement. David request for it be a full utility not just a water easement. They will have to correct that to make it official.
2. **Zoning Ordinance Amendment:** Mr. Eberly went over chapters 7 through 17. Zoning and manufacturing zoning districts, Parking for elementary and middle schools, landscaping requirements, lighting, sign, Nonconforming Use structures and lots, and administration enforcements. Mr. Eberly specified a statement "Prior to a public hearing the order zoning appeals shall refer the appeal to the application to the Plan Commission to reviewing comment. Mr. Austgen indicated that it had to go.
3. **Plan Commission Rules and Regulations:** Board with Mr. Eberly settled with a sign and adjacent with letter for commercial and residential will remained the same.
4. **Summer Winds Commercial LOC:** NONE
5. **Beacon Pointe Unit 3 LOC:** Mr. Oliphant stated they are expiring in May. Waiting for the snow to melt to do some field stuff.

Public Comment: Mr. Teal – 13513 Industrial Dr. / Cedar Lake - Mr. Teal asked about the proposed new industrial area. What would determine what is allowable verses Special Use. Board and Attorney went through a few options on what is looked at. Feels the BZA is a another single layer of review. The Plan Commission will make the decision on what would be considered Special Use.

Adjournment: 9:06pm

Press Session: Plan Commission Public Meeting – March 17, 2021
Plan Commission Work Session – April 7, 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.