



**CEDAR LAKE PLAN COMMISSION SPECIAL PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
August 3, 2022 at 7:00 pm**

Call To Order:

Mr. Kiepura called the Plan Commission Special Public Meeting and the Work Session to order on Wednesday, August 3, 2022, at 7:01 pm with its members attending on-site. The Pledge of Allegiance was recited by all.

Roll Call:

Members Present via Zoom: None. **Members Present On-Site:** Robert Carnahan; John Foreman; Heather Dessauer; Richard Sharpe, Secretary; Chuck Becker; Greg Parker, Vice President; and John Kiepura, President. A quorum was attained. **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; Chris Salatas, Town Manager; and Ashley Abernathy, Recording Secretary. **Absent:** None.

1. Douglas MacArthur Elementary School – Final Plat – One (1) Lot Subdivision

Owner / Petitioner: Crown Point Community School Corporation, 200 E. North Street, Crown Point, IN 46307

Vicinity: 12900 Fairbanks Street, Cedar Lake, IN 46303

Request: Petitioner is requesting Final Plat for a One Lot Subdivision

Mr. Kiepura stated the first order of business for the Special Public Meeting was for the Final Plat for a One Lot Subdivision by Petitioner Crown Point Community School Corporation for a property located at 12900 Fairbanks Street.

Mr. Dion Katsouros, Skillman Corporation, representing the Petitioner, stated they were present to seek the Final Plat for the One Lot Subdivision for MacArthur Elementary School. He has been working with Mr. Salatas and Mr. Oliphant on completing the Final Plat.

Mr. Oliphant advised that the Final Plat is in order. There will be a 3% Inspection Fee of \$8,519.70, a Performance Letter of Credit in the amount of \$312,389.00, and an MS4 fee of \$2,000.

Mr. Oliphant noted for the record there had been several reports made regarding the construction debris being removed from the property and dumping occurring where it should not be being dumped and to ensure they are keeping an eye out that they are not dumping where they are not supposed to be. Mr. Katsouros stated he would advise their on-site contractor of the same. Discussion ensued.

Mr. Kiepura entertained a motion.

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A motion was made by Mr. Foreman and seconded by Mr. Parker to approve the Final Plat for a One Lot Subdivision for MacArthur Elementary School, referencing the Christopher Burke Engineering Letter dated July 28, 2022, with a Performance Letter of Credit in the amount of \$312,389.00, a 3% Inspection Fee of \$8,519.00, and an MS4 fee of \$2,000. Motion passed unanimously by roll-call vote:

Mr. Carnahan Aye
Mr. Foreman Aye
Ms. Dessauer Aye
Mr. Becker Aye
Mr. Sharpe Aye
Mr. Parker Aye
Mr. Kiepura Aye

Mr. Austgen advised with the approval of the Final Plat, the Final Plat can be appended to the PUD Ordinance for completion and signatures retrieved.

2. Larson Danielson/Peoples Bank – Performance Letter of Credit

Mr. Kiepura stated the next order of business is for Larson Danielson/Peoples Bank Performance Letter of Credit.

Mr. Oliphant advised they conducted their inspections earlier in the week and recommend the acceptance of the public improvements and convert the Performance Letter of Credit to a Maintenance Letter of Credit for a duration of three years in the amount of \$2,732.10. This amount is reflected on the August 2, 2022 Engineering letter.

Mr. Austgen recommended attaching Mr. Oliphant's letter to the approved Letter of Credit.

Mr. Kiepura entertained a motion.

A motion was made by Mr. Sharpe and seconded by Mr. Carnahan to accept the conversion of the Performance Letter of Credit to Maintenance Letter of Credit for Larson Danielson/Peoples Bank in the amount of \$2,732.10 and to attach the August 2, 2022, Christopher Burke Engineering Letter to the Letter of Credit. Motion passed unanimously by roll-call vote:

Mr. Carnahan Aye
Mr. Foreman Aye
Ms. Dessauer Aye
Mr. Becker Aye
Mr. Sharpe Aye
Mr. Parker Aye
Mr. Kiepura Aye

Public Comment: None was had.

Adjournment: Mr. Kiepura adjourned the Special Public Meeting at 7:09 pm.

TOWN OF CEDAR LAKE PLAN COMMISSION

John Kiepura, President

Greg Parker, Vice President

Richard Sharpe, Member

John Foreman, Member

Robert Carnahan, Member

Heather Dessauer, Member

Chuck Becker, Member

ATTEST:

Ashley Abernathy, Recording Secretary

The Minutes of the Cedar Lake Plan Commission Special Public Meeting are transcribed pursuant to IC 5-14-15-4(b) which states:

(b) As the meeting progresses, the following memoranda shall be kept:

(1) The date, time, and place of the meeting.

(2) The members of the governing body recorded as either present or absent.

(3) The general substance of all matters proposed, discussed, or decided.

(4) A record of all votes taken by individual members if there is a roll call.

(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Cedar Lake Plan Commission: August 3, 2022, Minutes of the Special Public Meeting