



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

Call To Order:

Mr. Kiepura called the Plan Commission Special Public Meeting to order directly after the Work Session on Wednesday, September 7, 2022, at 9:12 pm with its members attending on-site and electronically.

Roll Call:

Members Present via Zoom: John Foreman. **Members Present On-Site:** Robert Carnahan; 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. Oak Brook – Final Plat – Phase 1

Owner: Cedar Lake Residential, LLC, P.O. Box 677, St. John, IN 46373

Petitioner: Schilling Development, 8900 Wicker Avenue, St. John, IN 46373

Vicinity: US 41 Cedar Lake, Cedar Lake, IN 46303

Mr. Kiepura stated the first order of business was for the Final Plat for Phase 1 of the Oak Brook Subdivision, which will be 28 Lots and 2 Outlots, by Petitioner Schilling Development for the property located in the vicinity of US 41.

Mr. Jack Slager, Schilling Development LLC, stated they are ready to proceed with the Final Plat for the first phase of Oak Brook. They have submitted their Performance Letter of Credit for review and have sent payment for their 3% Inspection Fee and MS4 Inspection Fee.

Mr. Austgen asked Mr. Slager about the entrance off of US 41 and 129th Avenue and the infrastructure for that location. Mr. Slager responded they have an obligation to pay for a turn lane at US 41 and that amount is included in the PUD Agreement. Due to the state widening the highway, it was determined that the timing was not right. They have plans of installing the turn lane in conjunction with the widening of the highway. Discussion ensued.

Mr. Oliphant advised there was a letter dated September 6, 2022, and the amount for the Performance Letter of Credit is \$447,420.52, the 3% Inspection Fee is \$34,813.43, and the MS4 Inspection Fee is \$2000.

A motion was made by Ms. Dessauer and seconded by Mr. Parker to approve the Final Plat for Oak Brook Phase One noting the Christopher B Burke Engineering Letter dated September 6, 2022 outlining the Performance Letter of Credit in the amount of is \$447,420.52, 3% Inspection Fee of \$34,813.43, and an MS4 Inspection Fee of \$2000. Motion passed unanimously by roll-call vote:

Mr. Carnahan Aye
Mr. Foreman Aye
Mr. Sharpe Aye

Ms. Dessauer Aye
Mr. Becker Aye
Mr. Parker Aye
Mr. Kiepura Aye

2. Beacon Pointe – Unit 6 – Final Plat

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Avenue, St. John, IN 46373
Vicinity: 13830 Parrish Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of business was for the Final Plat for Beacon Pointe Unit 6 by Petitioner Beacon Pointe of Cedar Lake LLC for the property in the vicinity of 13830 Parrish Avenue.

Mr. Jack Slager, Schilling Development, representing the Petitioner, stated the roads are still being paved and they anticipate them being complete at the end of the week. They are requesting a deferral for Beacon Pointe Unit 6 and Beacon Pointe Unit 7 to the Plan Commission Public Meeting on September 21, 2022.

A motion was made by Mr. Parker and seconded by Mr. Sharpe to defer Beacon Pointe Unit 6 and Beacon Pointe Unit 7 Final Plat requests to the September 21, 2022 Meeting. Motion passed unanimously by roll-call vote:

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

3. Beacon Pointe – Unit 7 – Final Plat

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Avenue, St. John, IN 46373
Vicinity: 13830 Parrish Avenue, Cedar Lake, IN 46303

See petition above.

4. Black River Bells LLC – Final Plat Extension – One Lot Subdivision

Owner/Petitioner: Black River Bells, LLC, 7915 Kensington Court, Brighton, MI 48116
Vicinity: 11109 West 133rd Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated the next of business is for the Final Plat Extension request for a One Lot Subdivision by Petitioner Black River Bells LLC for a property located in the vicinity of 11109 West 133rd Avenue.

Mr. Tim Krause, Black River Bells LLC, and Mr. Jeremy Wagner, Excel Engineering, were present on behalf of the petition. They have sent over a draft Performance Letter of Credit for review. They are waiting on approval of the Performance Letter of Credit to proceed with the Final Plat.

Mr. Oliphant advised this is a ministerial item for an extension to the Final Plat. Ms. Dessauer asked what would be an appropriate amount of time for the extension. Mr. Oliphant responded 6 months.

Mr. Austgen asked what remaining items were left to be completed. Ms. Abernathy responded the 3% Inspection Fee was paid back in March. What is left for completion is receiving the Mylars for signature and recordation and the Performance Letter of Credit approval.

Mr. Parker asked the Petitioner if a 6-month extension was acceptable. Mr. Krause responded in the affirmative.

A motion was made by Mr. Parker and seconded by Mr. Sharpe to approve the extension of the Final Plat for 6 months. Motion passed unanimously by roll-call vote:

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

Public Comment: None was had.

Adjournment: Mr. Kiepura adjourned the Work Session at 9:24 pm

TOWN OF CEDAR LAKE PLAN COMMISSION

John Kiepora, President

Greg Parker, Vice-President

Richard Sharpe, Secretary

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 Work Session are transcribed pursuant to IC 5-14-1.5-4(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: Minutes of the Special Public Meeting September 7, 2022.