



CEDAR LAKE PLAN COMMISSION WORK SESSION MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
July 5, 2023 at 6:00 pm

Call To Order:

Mr. Kiepora called the Plan Commission Public Meeting to order on Wednesday, July 5, 2023, at 6:00 pm with its members attending on-site. The Pledge of Allegiance was said by all.

Roll Call:

Members Present via Zoom: none **Members Present On-Site:** Robert Carnahan; James Hunley; Heather Dessauer; Greg Parker, Vice President; and John Kiepora, President. A quorum was attained. **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; Chris Salatas; Ashley Abernathy, Planning Director; and Cheryl Hajduk, Recording Secretary.

Absent: John Foreman, Richard Sharpe, Secretary

Work Session:

1. Lakeside South – Concept Plan

Owner: Cedar Lake 133, LLC, 8900 Wicker Avenue, St. John, IN 46373

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

Vicinity: 5604 West 141st Avenue, Cedar Lake, IN 46303

Mr. Kiepora stated the first order of business is for a Concept Plan for Lakeside South and discuss Rezoning the property to a PUD.

Mr. Jack Slager, Schilling Development, representing Cedar Lake 133, LLC, stated since our last meeting last month, we went back to the drawing board and met with our Land Planners, Engineers, and builders. We now have three distinct products; we have single-family, maintenance free single-family which is a combination of 60 and 70-foot lots, and the paired villas. A total of 550 units is the minimum to have on this parcel to make it financially feasible. This will be spread over 220 acres at 2.5 units per acre. Some of the changes from last time, we had 60- and 70-foot sections of the development. Now they are intermingled and alternating. Each of those size lots fit a different type of product, and previously each of the sections the 60-foot lots had five different products, the 70-foot lots had five different products. Now we have ten different products intermingled throughout the development and that would be in addition to having the options to having front porches and three-car garages.

We also added another row of single-family lots where it used to be the smaller lots and what that does is to create no dissimilar products back-to-back.

Mr. Slager discussed the topic of age targeted people, breakdown of demographics and quoted some articles in his research.

One of the highlights of this project is the East - West path system. Previously it went through the middle of the development; we now moved it along 141st Avenue, so our 10-foot paved path would take the place of the 5-foot concrete sidewalk that would have been constructed along the north side of 141st Avenue. One of the problems that we have with the frontage on 141st Avenue is that there are two parcels that are excluded that we do not own; one is the old farmstead and another single-family residence that sits along 141st Avenue. We would have a problem getting the sidewalk through those parcels because they do not have the proper right-of-way at that point and they are not annexed into the city. Our path goes around those through the park and through the wooded area. We still have the East – West connection and it will allow the path to be later extended in both East and West directions and potentially a new development to the south.

We put together a build-out schedule and we have the components of single-family, cottage home lots and paired villas. We looked at the sales pace when we have the three different products in one development. We think this is best case scenario with no recession coming or anything that will slow it down. This schedule predicts 80 closings a year, which is aggressive. If we start developing in 2024 then occupancy will be in 2025 and projecting all the way through, we see final occupancy in 2033. Discussion ensued.

We have begun the process of a traffic impact study that will take about eight weeks. Per Mr. Oliphant's request, this will involve nearly every road and intersection around this project and all of the major roads near this project and all of the major intersections around this project, including some that are not in the Town limits. The process involves counting existing traffic turning movements at the various intersections and then projecting where the future traffic will go. When you do something like that, halfway through the project there would be a traffic impact to see if the assumptions were correct and if any adjustments are needed. We had a Staff Meeting last week and we learned that there will possibly be a throughfare study or a plan and that may come in a couple of years.

When we had discussions with our Traffic Engineer, the demographic for the maintenance free products tends to be single people, young and old, and empty nesters that generate less traffic than the traditional single-family homes. This project falls within the Crown Point School System, will pull more traffic to the East as residents migrate to sports and friend groups. We have the current traffic counts for the roads around here and none of them are near capacity, but actual counts will be done.

There is a possibility of creating a Residential TIF. This is new as of July 1, 2023 and Residential TIF's are viable for a project like this. This project has a potential to generate 30 million dollars in revenue, and we will refine those numbers closer to seeing what the actual TIF revenue would be over the life of the project. The 30 million dollars can be used for public infrastructure, sewer, water, roads, bridges and police and fire. This would be a great funding source at the Town's discretion. Our intention is to start the Public Hearing process at the August 16, 2023 Plan Commission Meeting. The majority of the property is zoned A-1 and the small portion on the West that we purchased from the Lotton's was already zoned R-1. We are finishing up the annexation of the small strip that is in-between and that will be done shortly. In the meantime, we will continue to work through the PUD Ordinance with the staff.

Mr. Carnahan commented he wasn't at the last meeting to make any comments but sees they went from 593 units to 550 units and that's good. The only thing he doesn't like are the 60-foot lots. Mr. Slager commented we are going to a mix of 60 and 70-foot lots. The majority of the units that are built in there have a 40-foot-wide footprint. All of these lots have a minimum 8-foot side-yard, but you will see more than that; likely to 10-12-foot side yards. We feel the 60-foot lot is important to have the variation of product and the maintenance free is key to the whole section having a HOA who takes care of the lawn and snow. We feel we have done our best to mitigate having all 60-foot lots having everything look exactly the same.

Ms. Dessauer asked how many lots are 60 and how many are 70 lots. Mr. Slager commented there are 105 units that are 60-foot lots and 86 units that are 70-foot lots. Discussion ensued regarding lot size.

Mr. Kiepura asked where is the park. Mr. Slager commented the entrance section showing 4.7 acres of park land. We plan to do a combination of land and improvements. Discussion ensued.

Mr. Hunley asked where the road connections are going to be. Mr. Slager commented Cedar Lake Road and then comes out at 133rd Avenue. Discussion ensued.

Mr. Slager commented we have off sight sewer cost to bring sewer to this property. The Town has already invested the money in the water line, but we still need to run the 12-inch water line through the property, so we have some major infrastructure expenses, as well as, any future road improvements that are identified in the traffic impact study. We do not know what is going to come back, but we think there will be some road improvements warranted.

Mr. Salatas commented the handout is a projection for a Residential TIF and this is for Representational Purposes Only. The Housing TIF we would create would be for this project and the existing project of what is not built out. Discussion ensued in length. In this area, 141st Avenue needs to be upsized to three lanes and this Residential TIF can pay for it. With the remaining money, 133rd Avenue can be built out to three lanes if needed. Intersection improvements along the pointed areas that the traffic impact study will show. The Town is looking to undergo a road impact fee, which would have to have a thoroughfare plan created as part of that road impact fee, and this would likely be in 2024. Looking towards the Housing TIF is more flexible than any impact fees or system development charges, and can be used to build out more infrastructure for the community than any other traditional fees. The State Legislature just authorized Housing TIF's this year to take effect July 1, 2023. There is a four-year window for Municipalities to take advantage of the Housing TIF that the Legislature has authorized us to use. Discussion ensued.

Mr. Parker commented the TIF is an interesting tool and so are the "if's" that have to fall into place for all that to make sense and to make it work. What also needs to be taken into consideration is the feel of the residents and the ones that moved here from somewhere else and do seem to appreciate the continued dense development. The impacts of that of what the traffic and know what that is going to be. Discussion ensued.

Mr. Salatas stated what we are looking at on our side are the tools to solve infrastructure problems throughout the community. This isn't for mixed use residential but just a Residential TIF.

Mr. Slager commented the risk is on us, the Developer with the TIF. If the Development doesn't come, then the TIF money doesn't come and the improvements aren't needed. If the Development builds out as we expect it to build out, and we are saying it is going to build out in ten years and the TIF has a life of 20 years. As long as this gets built out, it will generate the revenue.

Mr. Parker asked what would it look like if there weren't any 60-foot lots. Mr. Slager commented what would happen is that the yards get bigger and the maintenance fees go up as with the HOA fees. Discussion ensued at length, regarding the development HOA, and the water line and supply.

Mr. Kiepura asked if they would look at something bigger than 60-foot lots. Mr. Slager commented he would have to go back and crunch the numbers. We have done it before and 550 was our lowest. We have these off-site expenses, including the sewer from Morse Street and the 12-inch water line that has to go through the site. The TIF just came about in the last month and we can look at that and see what the benefit is for us. This is 2.5 units per acre and that is low density overall. Mr. Kiepura commented that includes park plan, retention ponds, walkways and does not include the density of what is being built on you're giving density on the whole thing. We don't want to see a large density into this, we're talking about the total Town per se. Mr. Slager commented this is how density is calculated with all of the open space taken into account and every subdivision has a detention.

Mr. Parker stated the PUD isn't going away and nobody is going bring in anything in here that will adhere to this Subdivision Control Ordinance. We have a standard for the PUD going forward and protects us going forward. Mr. Slager commented the PUD is a creative tool that it speaks of a mix of products that can work together. The alternative is the standard development that we are seeing. This is what other developers are doing of a R-2 or R-1 Ordinance forces you to do. We are trying to do something more creative than that and it costs more for us to do a development that looks like this with curved roads, with lakes, with landscaped entrances and berms and bike paths and walking trails. Discussion ensued.

Mr. Parker asked when does the playground and equipment go in. Mr. Slager commented once we figure out what the density is with the number of units, Mr. Oliphant and I will what the improvements to the park land are, when the improvements come and what the value of all of it is. Discussion ensued.

Mr. Austgen asked if they are ready to come back to next month's meeting. We need to have a PUD Agreement; we need utilities understood and agreed in some fashion. We have financing circumstances that Mr. Salatas is working on and we found out about Residential TIF for the first time. We are still discussing 60-foot and 70-foot lots and that drives development drawings. Mr. Slager stated we have a long way to go, but there is also a multi-stage process that we are sure the Board is aware of. We have to get through the Public Hearing at this stage first and then Town Council after. There are still many months of looking at this. Mr. Slager commented we will discuss this internally if we are ready and if this is the plan that we want to present if we're ready to go forward in August, if not, it could be September. Mr. Kiepura commented the suggestion would be to have one more work session for any more questions and answers that are brought up.

2. 2023-08 – Seal Tight Exteriors – Concept Plan

Owner: Seal Tight Exteriors, 3239 Loverock Avenue, Steger, IL 60475
Petitioner: Adam McAlpine, PE, 398 E. 400 N., Valparaiso, IN
Vicinity: 13741 Osborn Street, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of business is for a request for a Concept Plan for a Site Plan for a new business in the Lakeview Business Park.

Ms. Abernathy stated nobody was present and they were notified. We will reach out again.

3. 2023-09 – 141st Partners – Final Plat

Owner: 141st Partners LLC, Mike Neubauer, 2802 East 139th Avenue, Crown Point, IN 46307
Petitioner: 141st Partners LLC, 2802 East 139th Avenue, Crown Point, IN 46307
Vicinity: 10702 West 141st Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated the next order of business is Petitioner is requesting the Final Plat for a One Lot Subdivision.

Mr. Mike Neubauer, 2802 East 139th Avenue, Crown Point, IN 46307, and Russ Pozen, DVG, stated we may defer or pull the final plat request. We do have the Letter of Credit of Recommendation, but my client will be done with the majority of this infrastructure that entails in August and some public infrastructure to be done early fall that would be getting as built for the inspection that would lead to a different request with a lower credit. We would coordinate with Mr. Oliphant on what we would want to use at the final plat hearing to be a part of record, and then to use to get our final approval. We want to discuss with the Town of the logistics and see if the Town would be amenable to deferring this to October or November.

Ms. Abernathy asked if you defer this to October or November, when are you anticipating pulling your first building permit because we've already extended your Use Variance once, and you can only get one Use Variance extension. We do not want run into May of next year and have to re-go through the Use Variance.

Mr. Pozen commented the underground infrastructure will be done in August and in October, most of the paving will be done for Phase 1. Discussion ensued. Mr. Pozen commented the water main is the majority of the Letter of Credit.

Discussion ensued regarding deferring to October and that would be final Plan Commission for a study session that we would record it in the month of October as long as everything get approved and having clearances of doing more construction.

Mr. Austgen asked do we have surety on this. Ms. Abernathy commented it is not ready yet.

Mr. Oliphant commented our letter has a full freight Letter of Credit if they want to install infrastructure get it approved, inspected, get it as-built, and we can reduce it accordingly. Discussion ensued.

4. 2023-10 – Birchwood Phase 5 – Final Plat

Owner/Petitioner: Hanover Development LLC, 8051 Wicker Avenue, St. John, IN 46373
Vicinity: Approx. 12400 Wicker Avenue, Cedar Lake, IN 46303

Mr. Kiepora stated the next order of business is Petitioner is requesting the Final Plat for Birchwood Farms Phase 5.

Mr. Jeff Yatsko, Olthoff Homes, stated we are seeking final plat approval for Birchwood Phase 5. These are the last four lots of Birchwood. A few months ago, we had a Title issue with a few lots. We came in and did a PUD Amendment and removed two lots. We have a few lots that are not platted at the entrance. This would complete everything; the roads are in, all of the utilities are in.

Mr. Oliphant stated the Letter of Credit is attributed to remaining storm and sewer which is 250 feet pipe. All of the sidewalk, pavement, sanitary water is Phases 1 and 4, so this is the only part of the Letter of Credit we have as builds for and we have reviewed it. You will also see on the agenda there is Conversion of Performance Letter of Credit to Maintenance Letter of Credit for Phase 1 – 3 and if we can get everything tied up in the next two weeks, we might combine this into Phases 1 – 3. There is a Phase 4 that is getting close to being finished. We may be able to get it all into one Maintenance Letter of Credit, but it would all have to line up. Mr. Yatsko commented we haven't surfaced Phase 4 yet, that will be next year.

5. 2023-11 – Centier – Final Plat

Owner/Petitioner: CL-133, LLC, 9901 Express Drive, Highland, IN 46322
Vicinity: 9720 West 133rd Avenue, Cedar Lake, IN 46303

Mr. Kiepora stated the next order of business is Petitioner is requesting a Final Plat for a Two-Lot Subdivision.

Mr. Bruce Boyer, Boyer Properties and CL-133, and Mr. Russ Pozen, DVG, stated we have been working through the PUD documents for Centier Bank on 133rd Avenue. We received the Review letter from Mr. Oliphant. We have to answer a question regarding the sewer easement, but we are fine with the inspection fees and with the Letter of Credit and we would like to come back in two weeks.

Mr. Oliphant commented we have one comment on the Final Plat. We have two numbers for the inspection fee and for the Letter of Credit which is primarily for improvement along the north side of 133rd Avenue. They are going to be cutting out the curb and realigning some of the entrances and repaving the sidewalk. This should be ready in two weeks.

6. Birchwood Farms – Conversion of Performance Letter of Credit to Maintenance Letter of Credit for Phases 1 - 3

Mr. Jeff Yatsko, Olthoff Homes, stated we are seeking to convert our Performance Letter of Credit for Phases 1 through 3 to Maintenance Letter of Credit. With discussion with Mr. Oliphant, we thought we would lump this into one Maintenance Letter of Credit, as long as, the Board is ok with that. We received a punch list that we worked through, but there's a few minor things. We are seeking to roll into a Maintenance Letter of Credit.

Mr. Oliphant commented Phase 1 punch list has been completed. We reinspected Phases 2 and 3 of that punch lists and everything is together except some minor seeding items which we will get to as long as there is good weather.

Update Items:

1. Building Regulations & Fee Amendment

Mr. Salatas commented approximately there is approximately a 20% increase for some building fee related items and some changes for application.

2. Beacon Point East, Unit 2 – Performance Letter of Credit expires July 28, 2023
3. Beacon Pointe East, Unit 1 – Performance Letter of Credit expires August 4, 2023
4. Beacon Pointe Unit 1A – Maintenance Letter of Credit expires August 5, 2023
5. Beacon Pointe Unit 2 – Maintenance Letter of Credit expires August 6, 2023

Ms. Abernathy stated they are looking at extending items 2, 3, 4 and 5. There should be something for the next agenda for extensions.

6. Rose Garden Estates Unit 3 – Performance Letter of Credit expires August 22, 2023

Mr. Oliphant commented they have not gotten back in touch with us since we sent the punch lists out for Unit 2 and 3. We have not received any as-builts or any requests to do below ground inspections with Public Works.

Mr. Austgen stated they are not in any legal non-compliance yet.

Mr. Kiepora commented on August 16, 2023 we can set a pull date.

7. Birchwood Phase 1 – Performance Letter of Credit expires October 5, 2023

Mr. Oliphant commented this will be on the agenda in two weeks to convert.

8. Centennial Phase 12 – Maintenance Letter of Credit expires October 13, 2023

Mr. Oliphant commented they are completing field inspections and will be issuing a punch list soon. Public Works has been advised to be being their inspections.

9. Rose Garden Estates Unit 1 – Performance Letter of Credit expires October 14, 2023

Mr. Oliphant stated nothing has come back from the developer at this time.

10. Ord 1458 – 133rd Commercial Corridor Overlay District

Ms. Abernathy commented she researched four different kind of façade styles to see what the Board likes the best and then the staff can begin researching that form base to be able to get that into an Ordinance. There is the black aluminum pole that we started putting along there and we could incorporate specific landscaping and making it look nice. The first style doesn't have an underlying theme, just basic standards

where your building are made of brick, wood or stucco with primary and secondary colors. The second style is based off of Brownsburg Colonial which are mainly brick with primary colors.

Mr. Kiepura asked do we want every building to look the same. Mr. Austgen commented “no” and this is form based, and a process by which you identify and describe what you seek or what you think is aesthetically pleasing in the Town of Cedar Lake. This is how planning works when you get into the depths of how you want your community to look and none of these have to be built.

Ms. Abernathy commented she did the research that is common around surrounding areas. If you liked a specific style or theme, we can create a form based that the Board would like to see. The third style is a lake/nautical theme. Discussion ensued regarding ideas of what could be done with the Corridor.

Mr. Parker commented he was more concerned about uses, but if there needs to be a standard, it should be done carefully. Ms. Abernathy commented this was mentioned at a previous meeting looking at architectural style to incorporate in the Corridor.

Mr. Kiepura asked what are we trying to achieve with this Overlay. Ms. Abernathy commented to create a cohesive Corridor of our main entrance into our Town leading towards the lake that is more pedestrian friendly, working towards our Comprehensive Plan and to limit the heavier intended uses out of that Corridor and move them to the US 41 Corridor.

Mr. Salatas commented it would also be for protection of property values and the protection of the Town’s investment in the Corridor.

Ms. Abernathy commented these are just examples and I would like to have your input. If there is something different you would like to see, let me know and I can research and look for what you’re wanting to see architecturally on that Corridor. Discussion ensued.

Mr. Salatas stated this is about the long-range planning for the community and what should the Corridor develop into and setting the standard. Discussion ensued.

Mr. Kiepura commented a good example is Summerwinds Plaza. This can be designed to what is going on there and possibly utilize that if you want to set a standard. Discussion ensued.

Public Comment:

Ms. Mary Joan Dixon, 8711 W. 132nd Place, asked if there should be playground equipment or something for older people where they can gather at Lakeside South. Are the kids going to Crown Point schools, it was said there would be less children in that subdivision and we should concentrate on sending them to our schools. Mr. Kiepura stated the school district is Crown Point. Ms. Dixon asked are the paths ADA accessible. Mr. Oliphant responded in the affirmative.

Mr. Chuck Becker, 6100 W. 136th Place, asked about the TIF window and is it four years. Lakeside is a ten-year project. Mr. Salatas stated the State authorized it to be created for the next four years, but they live for 20 years. Mr. Becker commented we commit to a ten-year project with multi-family subdivisions and look what happened in 2009 from the economy crash. In the last few years, we have to honor the multi-family and yet the Town has grown so much, but back then the Town wasn’t that big.

Mr. Parker asked on subdivision approvals going forward, can there be an expiration on the plat if it isn't built where it reverts back on the approval if it doesn't get built within a certain time period and it reverts back to its original plat. Is that plausible. Mr. Austgen stated the body overseeing the jurisdiction may impose reasonable conditions relying upon that scenario described, you could pick a time; three years or four years or one year. I believe this is in our Subdivision Control regarding primary plat. Most of these projects are Planned Unit Developments and you can develop the expiration date just like a Letter of Credit with an effective date of when it starts and a termination date. Discussion ensued.

Mr. Oliphant stated we've required phasing schedules in the last several PUD's and it part of the Zoning Ordinance and we require a Phase Agreement of max number of phases so it doesn't get extended and causes a lot of paperwork.

Discussion ensued regarding start dates on projects.

Ms. Abernathy commented the Subdivision Control Ordinance allows for Preliminary Plat to be good for one year unless an extension is granted from this Board. Once the Final Plat is approved, they have six months from Final Plat approval to get the Letter of Credit, pay their developer billing, pay their MS4 and three percent inspection fee, and get the Final Plat recorded; otherwise, it expires. There are some failsafe built into the Ordinance that if they do not extend the Preliminary Plat in a timely fashion or they do not get their Final Plat recorded in a timely fashion; it expires.

Discussion ensued regarding connecting water to Lakeside South.

Ms. Barb Orze, 10290 W. 138th Place, commented about the targeted age group in Lakeside South. I am a targeted age group and I live in a duplex villa. Most people are retired and widows who are older. One of the reasons we moved was for the maintenance free. There are rules and an HOA, basically you can only have grass and cannot do anything with it. What we would like to see is more open space and greenspace. I like the idea of a trail, but it's nice when it has a lot of trees surrounding it and benches and water features are nice. From what I saw last time, they put a playground in the South corner of this parcel of land which if I'm living far north or the west side, it is far and would I have to drive to use the playground with the grandkids. Can it be put in a more central location eventually. Discussion ensued regarding playgrounds. That parcel of land is quiet and it is good for biking and there are trees South on 141st Avenue and trees by Robin's Nest and also in the interior of this parcel, it would be nice to keep the trees and put the playground by the trees along with the water features. Discussion ensued regarding the trees and water features. People my age like nature and being outdoors and we like the trees for shade.

Ms. Gail Brannon, 7014 W. 139th Place, wanted to thank you for considering what the people want and not see dense housing going up. In a PUD, are they responsible for the roads and sidewalks or does the Town take care of that. Ms. Abernathy stated the developer is required to put in all the required infrastructure as part of the development, that is in our Ordinances. They maintain it for the Performance Letter of Credit period. Once it goes to Maintenance Letter period, we inspect it and as long as everything is good and acceptable to Town Standards and it rolls over into Maintenance Letter Credit, it's then accepted into the Town's inventory for maintenance.

Ms. Brannon asked when a developer fails for some reason on the HOA, what happens then. Ms. Abernathy commented the Town does not maintain the HOA. If the HOA goes defunct or they decide to take away or disassemble the Articles of Incorporation, the Town has no control over that and we don't maintain or enforce HOA's or their rules governance and restrictions.

Mr. Bob Benramshurst, 14507 Lakeshore Drive, commented the Town is growing and people are wanting to build and there are a lot of future costs on the Town. Are we getting enough money up front from the builders for the impact later on after they have moved on. Mr. Parker commented probably not.

Mr. Salatas stated the Housing TIF is a power tool for that. Mr. Benramshurst commented there isn't any Town around wanting as much as us and so many other towns have impact fees. Ms. Abernathy commented there is a park impact fee that is \$1,762 per building permit. In order to install an impact fee, we would have to do many studies.

Mr. Salatas commented we have to follow State Law when implementing impact fees and is controlled by State Legislature. Mr. Carnahan commented we have a System Development Fee and that is quite expensive for a new home builder. Discussion ensued. Mr. Carnahan commented part of the System Development Fees were putting the burden on the new home that is being built and not putting it on an existing residence. Mr. Parker commented that he has heard that they are putting the burden on the new home and not on the existing residences, but some received 40 to 50% tax increases this year. How do you reconcile that. Discussion ensued regarding growth and needing appropriate fees to support the growth.

Mr. Salatas stated the Town does not have a road impact but is being contemplated for funding for next year.

Mr. Terry Broadhurst, 14513 Morse Street, commented for Lakeside South he would like to see a few less homes and Lakeside looks nice. Mr. Broadhurst discussed the number of homes and lot sizes for Lakeside South. Also discussed were how many homes on an acre of land and the density factor. Discussion ensued.

Mr. Broadhurst commented he isn't opposed to development, but opposed to over development.

Mr. Kiepora commented this is going to be a Planned Unit Development. Discussion ensued.

Adjournment: Mr. Kiepora adjourned the meeting at 8:00 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

Jim Hunley, Member

ATTEST:

Cheryl Hajduk, 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 Public Meeting July 5, 2023.