



CEDAR LAKE PLAN COMMISSION SPECIAL PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
November 1, 2023 at 6:00 pm

Call To Order:

Mr. Kiepura called the Plan Commission Special Public Meeting to order on Wednesday, November 1, 2023, at 7:44 pm with its members attending on-site and zoom.

Roll Call:

Members Present via Zoom: John Foreman. **Members Present On-Site:** Robert Carnahan; James Hunley; Heather Dessauer, Greg Parker, Vice President; John Kiepura, President. A quorum was attained. **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; Chris Salatas, Town Manager; Ashley Abernathy, Planning Director; and Cheryl Hajduk, Recording Secretary.
Absent: Richard Sharpe, Secretary

1. Beacon Pointe East Unit 3 – Conversion of Performance Letter of Credit to Maintenance Letter of Credit

Mr. Kevin Hunt, Schilling Development, representing Beacon Pointe, commented this is for a Conversion from Performance to Maintenance Letter of Credit. We are in receipt of Mr. Oliphant's letter.

Mr. Oliphant commented they have completed all of our punch list items in Phase 3 of Beacon East and this will revert the Performance Letter of Credit to Maintenance Letter of Credit for a period of three years in the amount of \$42,226.69.

A motion was made by Mr. Parker and seconded by Ms. Dessauer to approve the Maintenance Letter of Credit. Motion passed unanimously by roll-call vote:

Mr. Carnahan	Aye
Mr. Foreman	Aye
Mr. Hunley	Aye
Ms. Dessauer	Aye
Mr. Parker	Aye
Mr. Kiepura	Aye

Plan Commission Discussion:

Mr. Foreman asked regarding MS4 violations for the people doing the Industrial Parks, are we more stringent than other communities. Mr. Oliphant commented he isn't aware of what other municipalities do that we do not represent. The ones we do represent, we have inspection programs that are almost identical to what is implemented in this Town. We do them for other municipalities, we follow the

Ordinance and we enforce them accordingly. It is an unfunded federal mandate that is essentially administered by the State through IDEM and through the Town's general permit.

Mr. Carnahan asked who checks up on this. Mr. Oliphant commented we have a staff member that is dedicated to do inspections throughout the County and we are obligated to do a minimum of four inspections a year.

Mr. Carnahan asked who watches what we do on the Federal Government level. Mr. Oliphant commented IDEM runs the program on behalf of the EPA. The Town does paperwork to maintain a general permit. Every development over an acre has to get their own Construction Stormwater Permit, which the Town is obligated to inspect to make sure it is in general compliance with the permit they are getting via the Town.

Mr. Carnahan asked have we had concerns from IDEM over our observation of MS4. Mr. Oliphant responded in the negative and there are categories of the overall general permit. Minimum control measures are audited by IDEM every so often. Discussion ensued.

Public Comment: None was had.

Adjournment: Meeting was adjourned at 7:52 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 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.

Minutes of November 1, 2023.