



**TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA MINUTES OF  
THE CEDAR LAKE UNSAFE BUILDING DEPARTMENT**

**July 18, 2012**

**Public Meeting 6:30 PM at the Cedar Lake Town Hall**

The Unsafe Building Department for The Town of Cedar Lake held its regular public meeting on July 18, 2012. The meeting was called to order at approximately 6:30 p.m. Members present were: Diane Cusack, Tom Cutsinger, and Greg Parker. Staff present was: Town Manager Ian Nicolini and Recording Secretary Jen Montgomery, Building Commissioner Jack Slager, and Town Attorney Tim Kuiper.

**Public Hearing:**

**1. 10833 W. 133<sup>rd</sup>- Owner: Danny Hammond**

- a. Attorney to Review Legals: Tim Kuiper stated that all legals are in order for tonight's hearing. In addition to properly advertising for this meeting, Danny Hammond's legal council was notified by fax on May 22, 2013 of this Public Hearing.
- b. Town Manager's Comments: Ian Nicolini stated that this formal restaurant with apartments above also contains two accessory structures. This property proposes a danger to the public's safety, health, and welfare. In 2011, a public hearing was conducted on the property as well that leading to an Unsafe Building Order which included a mandatory inspection in June 2012. There are six statutory steps that must be met in order to take an unsafe building action: structure condition is unsafe, constitutes a fire hazard, constitutes a hazard to public health, constitutes a public nuisance, unsafe premises constitutes a danger to person and property because of several violations to codes and ordinances regarding maintenance, unsafe premises have been neglected and not maintained in a manner that allows for occupancy and use. Ian Nicolini stated that all six of these statutes have not been met and presented pictures of the property's current state. Ian Nicolini recommended that based on the inspection and findings that this property be deemed unsafe and that a demolition order is issued.
- c. Owner's Comments: Owner was not present. No remonstrators were present.
- d. Commission's Discussion: None.
- e. Commission's Decision: Motion to affirm May 16, 2012 order for demolition based on the reported findings provided by the Town Manager. Motion made by Diane Cusack and seconded by Tom Cutsinger. Roll Call Vote: 3 to 0. Motion to approve demolition by the lowest bidder as previously publicly bided with prior demolition order. Motion made by Diane Cusack and seconded by Tom Cutsinger. Roll Call Vote: 3 to 0.

**Old Business:**

1. Ian Nicolini provided an update on the properties on Cline Avenue, they currently have had all the back taxes paid and are now removed from the Commissioner's sale. Ian Nicolini recommended that we make a motion to issue an order for 90 days to bring these properties into compliance/code and have an inspection. Diane Cusack made a motion and Tom Cutsinger seconded. Roll Call Vote: 3 to 0.

**Commissioners Discussion:** None

**Public Comment:** None

**Adjournment:** The meeting was adjourned at approximately 7:00 p.m.

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**Public Meeting**

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Diane Cusack – Member

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Tom Cutsinger - Member

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Greg Parker - Member

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Jen Montgomery – Recording Secretary

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