



Town of Cedar Lake
Unsafe Building Department Minutes
February 21, 2018 6:30 pm

Call to Order (Time): 6:30 pm

Pledge to Flag:

Roll Call:

Absent Chuck Kouder

Present Richard Sharpe

Present Greg Parker

Present David Austgen, Town Attorney

Absent Ryan Deutmeyer, Town Attorney

Present Tim Kubiak, Director of Operations

Present Michelle Bakker, Building Administrator

Absent Todd Wilkening, Fire Chief

Present Jessica Chick, Recording Secretary

Minutes:

Minutes of the January 17, 2018 Public Meeting

Motion made by Richard Sharpe and seconded by Greg Parker to approve the January 17, 2018 Public Meeting minutes.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

Old Business:

1. 8913 W. 142nd Place – Owner: Kurt Neubauer

Deferred from January 17, 2018

Deferred to March 21, 2018

2. 12611 Cline Avenue – Owner: Sergio H. Urquiza, Daniel A. Urquiza and John Paul Urquiza J/T R/S

Deferred from October 18th, 2017

Deferred from November 15, 2017

Deferred from December 20, 2017

Deferred from January 17, 2018

Deferred to February 21, 2018

Michelle Bakker stated, she spoke with Daniel Urquiza and they are roughly ninety (90%) done with blocking all the windows. He also stated he would try to be here but had a family emergency.

3. 13301 Lincoln Plaza - Owner: J. Sadler Properties, Inc.

Deferred from October 18th, 2017

Deferred from November 15, 2017

Deferred from December 20, 2017

Deferred from January 17, 2018

Deferred to February 21, 2018

Julie Sadler stated, I was unaware that the building was on the Unsafe Building list. Since I did buy the building, I have secured it. I currently have it for lease with some activity. Greg Parker stated, this building has been on the Unsafe Building list when it was purchased. It cannot continue in the state that it currently is in. The camper needs to be removed from the property, it is not permissible. We need a plan for the building. David Austgen stated, we need an inspection of the premises. We do not have a report done back. We need to ensure that it is safe and in proper condition. Our inspector and/or Fire Chief will determine that with a premises report. We would like to coordinate

something with you and the Fire Chief so he can inspect the property. Julie Sadler asked, what are you imposing if it is deemed unsafe? David replied, there will be a list of conditions that will be identified by the inspector that will need to be brought to code. Greg Parker stated, you will be given a certain amount of time to bring it to code. Julie Sadler stated, I just purchased this last year and I have boarded it up. I am hoping to get a tenant in there and didn't know which way to go to getting it fixed up. I will contact the Fire Department and get something set up. The building to the east has been sitting there for years. I don't see any difference in the properties. Greg Parker stated, that property is also on the list. David Austgen stated, the inspection report will be a great place for you to start.

Motion made by Richard Sharpe and seconded by Greg Parker to have an interior premise inspection of the property by the Fire Chief, Todd Wilkening.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

4. 9710 W. 133rd – Rosario Levy J & Josephine Del

Demolition Order Issued October 18, 2017

Michelle Bakker stated, we have a building permit for this property. We gave them ninety (90) days to demo the property. Levy Rosario stated, we have had interested parties in the property. I decided January 1st to demolish the property. Jim Metro will be taking care of the demolition, may I have some more time to have this done, I will be back June 1, 2018 I am going out of the country for two (2) months? I thought that we had a one (1) year window. Tim Kubiak stated, typically our permits are good for one (1) year but not in the special cases. If you need some more time I am okay with that. Greg Parker stated, make sure you get this done when you say you will. David Austgen stated, we do have a demolition order in hand if it is not followed through on. Michelle Bakker stated, June 20th is the date of meeting in June. Tim Kubiak stated, you have until June 20th to have the property demolished. If it is not done by then we will need to have you here at that meeting.

Motion made by Richard Sharpe and seconded by Greg Parker to extend the order of demolition to June 20, 2018.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

5. 14325 Lake Shore Drive –Johann Clark

Demolition Order Posted October 31, 2017

Michelle Bakker stated, the seconded notice was posted January 17, 2018. NIPSCO was emailed February 1, 2018. Tim Kubiak stated, Ryan suggested at the last meeting to wait until after this meeting.

Motion made by Richard Sharpe and seconded by Greg Parker to reaffirm and ratify the demolition order for this property.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

6. 8518 W. 131st Lane -Loudermilk Living Trust dtd 2/2/00 (The)

Deferred from October 18th, 2017
Deferred from November 15, 2017
Deferred from December 20, 2017
Deferred from January 17, 2018
Deferred to February 21, 2018

Michelle Bakker stated, we were told to have an inspection report done on this property. Tim Kubiak stated, I spoke to Todd about this and he said he doesn't think it meets the criteria for a report.

Motion made by Richard Sharpe and seconded by Greg Parker to have the Fire Department conduct a report on this property.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

7. 7224 W. 136th Ln. -Vanderbilt, Tracy & Harold Et Al R/L

Deferred to February 21, 2018

Michelle Bakker stated, they were sent a letter on January 18, 2018 to appear. Harold Vanderbilt, 7207 Oakdale Ave, Hammond, Indiana, stated, I am wanting to list the home for sale. There is a lot of property there, there is enough square footage to build a single family home. Greg Parker asked, are you opposed to a demolition on the property? Harold stated, I would like to get an estimate. Greg Parker stated, our issue is if a kid went in there and got injured. The property needs to be maintained. David Austgen stated, this board can issue a demolition order based off of the findings from a premise report. You will be given notice that this issue has been noticed and given the chance to correct the issue or do nothing. If nothing is done within thirty (30) days, this board will ratify the order and demolish the property. We will assess the cost of doing it and lien the property to recover the cost. It is possible that it would be substantially less for the Town to do it. Greg Parker stated, you would be asked to pay the lien and would still own the property. Harold stated, I have always had the house insured and is classified as an unoccupied residence. Tim Kubiak stated, it costs roughly six to eight thousand dollars (\$6,000-\$8,000) to get the house demolished by the Town. Greg Parker stated, we can probably defer this for thirty (30) days but that all this board will grant you.

Motion made by Richard Sharpe and seconded by Greg Parker to defer this item to the March 21, 2018 meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

8. 7502 W. 136th Ln. - Foster, James E

Deferred to February 21, 2018

Michelle Bakker stated, there has not been an inspection report done on this property. One had been requested. David Austgen suggested that there be a meeting with the Fire Chief regarding these inspection reports.

Motion made by Richard Sharpe and seconded by Greg Parker to defer this item to the meeting on March 21, 2018.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
N/A	Yes	Yes	2-0

***Michelle Bakker stated for the record that there was an exterior inspection done at 13301 Lincoln Plaza on May 24, 2017. A copy had been given to the current property owner.**

***Greg Parker stated, the old cabins that are on 135th, I would like those added to the Unsafe Building list. Tim Kubiak stated, they have plans for that subdivision at the Plan Commission.**

Update Item:

1. 14524 Bryan Street –Federal National Mortgage Association (Fannie Mae)

Tim Kubiak stated, the only thing remaining to do is get it graded and seeded. The hole is filled in, I can get the bill completed. Michelle Bakker stated, they want to pay the bill before the lien is placed. David Austgen stated, I would like to look at the bill before it is sent.

Public Comment: Ryan Earling, 6241 W. 135th Avenue, I purchased a property down the road from 14325 Lake Shore Drive. When will that property be demolished, I purchased the property just to the north and would like to get some landscaping done. Tim Kubiak stated, it will be completed by the end of March.

Adjournment: 7:15 pm

Press Session: Unsafe Building Department – March 21, 2018 at 6:30 pm

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Cedar Lake Town Hall at (219) 374-7400.

Chuck Kouder

Richard Sharpe

Greg Parker

Jessica Chick, Recording Secretary