



Town of Cedar Lake
Unsafe Building Department Minutes
March 21, 2018 6:30 p.m.

Call to Order (Time): 6:30 pm

Pledge to Flag:

Roll Call:

Present Chuck Kouder

Present Richard Sharpe

Present Greg Parker

Present David Austgen, Town Attorney

Present Ryan Deutmeyer, Town Attorney

Present Tim Kubiak, Director of Operations

Absent Michelle Bakker, Building Administrator

Present Todd Wilkening, Fire Chief

Present Jessica Chick, Recording Secretary

Minutes:

Minutes of the February 21, 2018 Public Meeting

Motion made by Chuck Kouder and seconded by Richard Sharpe to approve the February 21, 2018 Public Meeting Minutes.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

Old Business:

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

Tim Kubiak stated, the building permit has been picked up. Chuck Kouder asked if the permit is still good for one (1) year from the date it is picked up. Tim Kubiak stated, yes unless specified otherwise. Chuck Kouder asked, is there a process where we can move the permit process along quicker? Can this Commission direct that permit to be good for a shorter amount of time or have a certain amount of time to begin the construction? David Austgen stated, you can set a permit being good for three (3) months or whatever the timeline may be. Tim Kubiaks stated, I am good with having the first inspection being done in the first thirty (30) days. David Austgen stated, my recommendation is to take the next month and we will put together a list of parameters. We can get together a simple Resolution to use and to keep in house for reference. Further discussion continued as the different deadlines and timeline to set for the different properties on the Unsafe Building agenda.

Deferred from January 17, 2018

Deferred to March 21, 2018

Motion made by Richard Sharpe and seconded by Chuck Becker to move this item to an update item.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

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

Fire Chief Wilkening stated, the owner had a meeting with someone from the Chamber of Commerce with a potential buyer of the property.

Deferred from October 18th, 2017

Deferred from November 15, 2017

Deferred from December 20, 2017

Deferred from January 17, 2018

Deferred from February 21, 2018

Motion made by Chuck Kouder and seconded by Richard Sharpe to send a Notice to Appear at the next meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

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

David Austgen stated, we are waiting for an inspection report. Fire Chief Wilkening stated, Julie Sadler and I have an appointment for an inside premise report scheduled for March 22, 2018. She reached out to us yesterday to set up the meeting.

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

Motion made by Richard Sharpe and seconded by Chuck Kouder to send a Notice to Appear at the next meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

4. 14325 Lake Shore Drive –Johann Clark

Tim Kubiak stated, Public Works is three (3) dumpsters in. It should be completed by next meeting.

Demolition Order Posted October 31, 2017

Motion made by Richard Sharpe and seconded by Chuck Kouder to defer this item to the next meeting.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

5. 8518 W. 131st Lane -Loudermilk Living Trust dtd 2/2/00 (The)

Fire Chief Wilkening stated, this property is not deemed unsafe. It does not meet the standards.

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

Motion made by Chuck Kouder and seconded by Richard Sharpe to remove this item from the agenda.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

6. 7224 W. 136th Ln. -Vanderbilt, Tracy & Harold Et Al R/L

Harold Vanderbilt, 7207 Oakdale Ave., Hammond, IN 46324 stated, I am wanting to get in touch with my insurance agent for the damage done to the property to see if it will be covered. Greg Parker stated, we have a report on the property and it has been deemed an unsafe property. If you do not do something with it, we will have to demolish it. Harold stated, I am wanting to find out what it costs to demolish the building between insurance and myself. It has been vacant on the property for about eight (8) years. I have always paid the taxes and the utility bill for the property. David Austgen stated, by either thirty or sixty (30 or 60) days we will need some sort of action done on this property. Todd Wilkening stated, you can also be facing Ordinance violation fines because of the state of the property. Greg Parker stated, we will give you thirty (30) days to move forward with whatever you may decide. We will have to have either plans in place or a demolition order will be made.

Deferred from February 21, 2018

Motion made by Richard Sharpe and seconded by Chuck Kouder to defer this item to the next meeting and for the Attorney to run title work on this property.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

7. 7502 W. 136th Ln. - Foster, James E

Ryan Deutmeyer stated, we were in court because of a tax sale and liens on the property. Fire Chief Wilkening stated, from the outside it is not deemed unsafe. We cannot get inside the building to do a report in the inside. Tim Kubiak stated, an officer wrote a citation for the trailer not being registered. I have been over there a few times and I have not seen anything out of the ordinary. He was issued a ticket for an unlicensed vehicle and possibly an illegal residence (trailer). Greg Parker asked, what do we need to do to get something done on this property? David Austgen stated, there is a Discovery Rule here so we will need to file something in court for an inspection. The inspection will determine if there is a health department issue. This could take around thirty (30) days. Tim Kubiak stated, we have also issued a ticket for working without a permit. We have not had any correspondence.

Robin Burgess, 7510 W. 136th Place, stated, we live behind this property. We want to see something done, the man living in the trailer is there every night.

Deferred from February 21, 2018

Motion made by Richard Sharpe and Chuck Kouder to direct the Attorney to do whatever it may take to get this problem solved.

Chuck Kouder	Richard Sharpe	Greg Parker	Vote
Yes	Yes	Yes	3-0

Update Item:

- 1. 14524 Bryan Street –Federal National Mortgage Association (Fannie Mae)**
David Austgen stated, they are waiting for the bill of particulars to lien the property. Tim Kubiak stated, they are wanting to pay the bill before a lien is issued.
- 2. 9710 W. 133rd – Rosario Levy J & Josephine Del-Deferred to June 20, 2018**
Tim Kubiak stated, they applied for a demo permit with Metro being the contractor. The permit is good for one (1) year. They have already called in locates.

Public Comment: See above comments.

Adjournment: 7:12 pm

Press Session: Unsafe Building Department –April 18, 2018 at 6:30 p.m.

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