



**Town of Cedar Lake
Unsafe Building Department Minutes
April 17, 2019 6:30 p.m.**

Call to Order (Time): 6:31 p.m.

Pledge to Flag

Roll Call:

Present	Chuck Kouder	Present	Tim Kubiak, Director of Operations
Present	Richard Sharpe	Present	Michelle Bakker, Building Administrator
Present	Julie Rivera	Absent	Todd Wilkening, Fire Chief
Present	David Austgen, Town Attorney	Present	Sarah Rutschmann, Recording Secretary
Present	Ryan Deutmeyer, Town Attorney		

Minutes:

A motion was made by Rick Sharpe and seconded by Julie Rivera to approve the Minutes of the March 20, 2019 Public Meeting.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

Old Business:

1. 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 from February 21, 2018
Deferred from March 21, 2018
Deferred from May 16, 2018
Deferred from June 20, 2018
Deferred from July 18, 2018
Deferred from August 18, 2018
Deferred from September 19, 2018
Deferred from October 17, 2018
Deferred from December 19, 2018
Deferred from January 16, 2019
Deferred from March 20, 2019

Bakker stated the owner is working with a developer on a plan. Kouder noted no movement in quite some time and felt action needed to be started. Kubiak stated the walls on the one building were over 20 feet tall and buildings needed to be boarded up. Austgen asked for clarification on demolition and Town capabilities. Kubiak stated any of the structures except the main building and boiler could be slated for demo; those two structures were beyond what the Town's equipment could handle. Bakker inquired if the commission could notify the owners they needed to obtain a permit for work to be done by the time of the next meeting. Austgen asked if there had been an order. Deutmeyer indicated no title work had been completed yet. Austgen stated copy of the inspection notice with the order needed

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to be sent to the owners showing the conditions of finding and give them 30 days or the time of the next meeting. Bakker clarified the inspection notice was completed and noted the order could not be issued until the title work was completed. There was discussion about the possibility of another owner. Austgen asked for the date of the inspection; Bakker stated there was no date indicated on the inspection. Kouder stated the owners were present at a meeting months ago and indicated they had equipment to do the work, however despite winter weather, but no actions have been taken. Rivera asked if any citations were issued. Multiple discussions took place and members indicated that no known citations were issued.

Motion made by Julie Rivera and seconded by Richard Sharpe to order the title work.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

2. 7223 W. 126th Ave. – Wellwerts, Noreen & Patricia Brooks

Deferred from October 17, 2018

Deferred from December 19, 2018

Deferred from January 16, 2019

Deferred from March 20, 2019

Bakker indicated the notice was posted and pointed out Notice of Tax Sale was posted on 12/07/18 and Right to Redeem. Documentation indicated Wintering LLC purchased the property on 09/11/18. Deutmeyer stated the title work had been ordered but had not come back yet.

Motion made by Rick Sharpe and seconded by Julie Rivera to defer to the next meeting May 15, 2019.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

3. 12712 Dewey St. – Jordan, Kathy & Roberta Pace

Deferred from October 17, 2018

Deferred from December 19, 2018

Deferred from January 16, 2019

Deferred from March 20, 2019

Bakker indicated Fire Chief Wilkening needed to do the inspection. Wilkening found the renter; renter told him the place was sold and she was to be out by 04/18/19. Deutmeyer stated this property had been foreclosed on, was sold in auction on March 1, 2019, and currently does not know who the purchaser is. Bakker recommended locating and notifying the new owner.

Motion made by Julie Rivera and seconded by Rick Sharpe to defer to the next meeting May 15, 2019.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

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4. 14403 Lauerman St. – Mills, Kay

Deferred from October 17, 2018

Deferred from December 19, 2018

Deferred from January 16, 2019

Deferred from March 20, 2019

Bakker stated she talked to Mills. Mills had not informed her son she was living with of the situation. Her son contacted Bakker, stated his mother was sick and living with him and would not be moving back into the house. Bakker received from the son a repair plan with a timeline with request for some time to complete since he had just been informed. He indicated he will hire out all of the work with the exception of the yard, which he and his step-son will complete and would have the work completed by this summer. Deutmeyer stated this would be a case where a limit could be placed on the duration of the permit. Multiple discussion took place on the amount of time to be allotted and members indicated they would like him to come to the meeting. Bakker stated that the son noted he is unable to attend the meeting as he works until 9 pm and is only off on Friday and Saturday.

Motion made by Rick Sharpe and seconded by Julie Rivera to have the son obtain a building permit within 30 days and work to be completed 60 days after permit obtained.

Julie Rivera	Richard Sharpe	Chuck Kouder	Vote
Yes	Yes	Yes	3-0

Update Item:

1. **7424 W. 140th Pl – Graves, Sheila:** Kubiak spoke with her brother and told him he would have until the end of this month to move what items he wanted from the home out and the items could be placed in the garage. Kubiak told the brother that he would give him one month for the items to be removed from the garage before demolition. The home is slated for demolition the end of the month.
2. **8816 W. 141st Ave – Bird, Stanley & Jane G:** Lawyer Crider notified Bakker that 5 loads of scrap have been removed and 2 wheelchairs. The Birds requested assistance to put a wench on a truck and asked for a dumpster by the May meeting.
3. **9910 W. 142nd Ave – Payokovich, Michele S:** Baker spoke with Payokovich, who indicated the porch was unsafe and she had contacted 7 contractors. Bakker spoke to Henn & Sons who indicated it was in bad shape and would require a lot of work.
4. **7109 W. 146th Ave – Harter, Clarence D & Barbara L:** Fire Chief Wilkening inspected the location and noted “cluttered and run down, but does not meet the standard to be put on the unsafe list.” This item can be removed from the agenda.

Public Comment: None

Adjournment: Chuck Kouder adjourned the meeting at 7:00 pm.

Next meeting: May 15, 2019 at 6:30 p.m.

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Chuck Kouder

Richard Sharpe

Julie Rivera

Sarah Rutschmann, Recording Secretary

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