



Town of Cedar Lake
Unsafe Building Department Minutes
June 19, 2019 6:30 p.m.

Call to Order (Time): 6:32 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
Absent	Ryan Deutmeyer, Town Attorney		

Minutes:

A motion was made by Rick Sharpe and seconded by Julie Rivera to approve the Minutes of the May 15, 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 monthly from October 18th, 2017 to May 15, 2019

Bakker stated a developer had presented a concept plan for 166 large R1 homes to the Plan Commission on May 15, 2019. Austgen confirmed the title work has been ordered and they are waiting on it to return.

Motion made by Julie Rivera and seconded by Richard Sharpe to defer to the 07/17/19 meeting.

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

- 2. 12712 Dewey St. – Jordan, Kathy & Roberta Pace**
Deferred from October 17, 2018 to May 15, 2019

Kouder stated the certified letter previously sent was undelivered. Bakker state there is a new owner and she will send a letter to US Bank in Florida.

Motion made by Julie Rivera and seconded by Richard Sharpe to the 07/17/19 meeting.

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

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Update Item:

- 1. 7424 W. 140th PI – Graves, Sheila:** Kubiak stated the house has been demolished. The garage was to be demolished June 1, however the car is in the garage. The Town will plan to have a towing company remove the vehicle(s). Kubiak has not heard back from the brother he had been previously corresponding with and indicated the garage will be demolished by the next meeting. This item will remain on the update items for an update at the 07/17/19 meeting.
- 2. 8816 W. 141st Ave – Bird, Stanley & Jane G:** Lawyer Carri Crider presented on behalf of the Birds. Crider indicated she drove by the property today and progress has been made at the property. Crider stated Mr. Bird asked for assistance to remove an inoperable scooter. Yard has been mowed and better organized. Crider noted her clients appreciated the offer for the dumpster and asked that the offer not be withdrawn at this time, but currently she did not know what they would need to put in it at this time. Kouder and Sharpe indicated they both have been by the property and thought it was looking better and progress made. The overgrowth and aesthetics is the current issue noted. Members suggested to defer to 08/21/19 meeting.
- 3. 9910 W. 142nd Ave – Payokovich, Michele S:** Bakker stated she has not heard from Payokovich since she was trying to get bids. Bakker will send a letter. A motion was made by Rick Sharpe and seconded by Julie Rivera to put this item back on agenda. Voice vote indicated all in favor (3:0).
- 4. 14403 Lauerman St. – Mills, Kay:** deferred to 07/17/19.
- 5. 13632 Morse St – Parker, Robert J & Margaret:** Robert Parker presented tonight, stating he has been communicating with Bakker. He was wanting to tear down the home and was told he would have to plat to 1 or 2 lot subdivision. His intent is to save existing old structure, but the back half will be demolished. He has ordered a survey and contacted Home Designs for plans to be drawn up with an addition on the north side. He indicated he has been keeping the yard mowed. His timeline includes 30-45 days for the plans to be drawn up by Home Designs and open to demolition when survey completed. It was indicated that the property is a meets & bounds 1 lot property currently that is about an acre in size. Members agreed for Parker to return and report back updates at the 08/21/19 meeting.
- 6. 7223 W. 126th Ave. – Wellwerts, Noreen & Patricia Brooks:** Bakker stated she has not heard from them and reminded members that Deutmeyer indicated at the last meeting there was a redemption time in September. Austgen recommended an update in 60 days. A motion was made by Julie Rivera and seconded by Rick Sharpe to defer to the 08/21/19 meeting. Voice vote indicated all in favor (3:0).

Public Comment: Lucy Griffin of 13704 Birch stated a house kitty-corner from her at 13700 Birch has been vacant for a long time, noting weeds and tall grass, raccoons and opossums destroying her yard, home sits on the corner lot creating a dangerous area and busy with kids. Members explained the process to Griffin, Kouder suggested she present her yard concerns to Town Council and said the Unsafe Building Department would look into the safety of the home and if it under their authority and take action if necessary.

Adjournment: Chuck Kouder asked for a motion to adjourn. Julie Rivera made the motion with second by Richard Sharpe. Meeting adjourned at 7:03 pm.

Next meeting: July 17, 2019 at 6:30 p.m.

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Chuck Kouder

Richard Sharpe

Julie Rivera

Sarah Rutschmann, Recording Secretary

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