



Town of Cedar Lake
Unsafe Building Department Minutes
January 15, 2020 at 6:30 p.m.

Call to Order (Time): 6:30 p.m.

Pledge to Flag

Roll Call:

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

Nomination and Appointment of Officers:

Town Attorney Ryan Deutmeyer announced for the record that Richard Sharpe was appointed by the Plan Commission. He stated Plan Commission meets immediately following this meeting. Any votes that Sharpe participates in will be subject to the concurrence of the Plan Commission and his continued appointment to the board.

President:

A motion was made by Richard Sharpe to appoint Chuck Kouder as President.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

Vice-President:

A motion was made by Chuck Kouder to appoint Richard Sharpe as Vice-President.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

Legal Services:

A motion was made by Richard Sharpe and seconded by Chuck Kouder to retain Austgen, Kuiper and Jasaitis Law Office for legal services.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

Minutes:

A motion was made by Rick Sharpe and seconded by Chuck Kouder to approve and waive the reading of the Minutes of the November 20, 2019 meeting.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

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New Business:

1. 6425 W 141st Ave – Ward, Pamela R

Bakker stated a letter to appear was sent November 21, 2019 for the December meeting, which had been cancelled. A report had been completed but not sent with the letter to appear. Deutmeyer recommended to give notice to appear to Ward for the February meeting. He reported the title was received and shows a bankruptcy in March of last year. He stated they would need to look into the bankruptcy to see if it were discharged or dismissed and possibly require going to bankruptcy court to be granted relief from the automatic stay. He stated minimally, if it could be released from stay, the house could be demoed. However, that would preclude us from recovering costs associated with it.

2. 7118 W. 131st Pl – Orellano, Noel V

Bakker stated a report was present. Orellano was present and stated he just purchased the property in the fall. He stated it is currently vacant, but plans to fix it up to be a weekend/summer home. Kubiak asked Orellano what his plans included. Orellano said all of the necessary repairs especially siding and windows. He stated he knew the property was in poor condition but did not realize how much. Kubiak asked if it had a foundation. Orellano stated it did not. Kubiak stated the foundation would be a requirement in order to move forward. Orellano stated he purchased the property because he appreciated what was going on in Cedar Lake and his goal is to make necessary repairs. Kubiak recommended Orellano focus on exterior repairs first after the foundation is addressed. Kouder requested Orellano return for the March 18, 2020 meeting with plans and suggested meeting with the Building Department to discuss his plan before moving forward.

3. 7223 W. 126th Ave. Wellwerts, Noreen & Brooks Patricia

Deutmeyer reported he spoke with the tax sale buyer today and the sale did not go through. The property still remains the sole possession and ownership of Wellwerts and Brooks. Deutmeyer stated they have the title from March. He stated the demo order could be issued for the next meeting. Bakker will send a notice to appear at the February 19, 2020 meeting. A motion was made by Rick Sharpe and seconded by Chuck Kouder to send a letter for notice to appear and pursue the demo order.

Colleen Schieben	Richard Sharpe	Chuck Kouder	Vote
Absent	Yes	Yes	2-0

While speaking of the property owners noted above, Wilkening asked about the property at 8100 W. 128th Ave that was damaged in a fire a year ago. He reported damage had been done to the street and fire equipment and the insurance company and homeowners refused to pay for the damage. He reported two structures on the property and a pile of remains. Deutmeyer recommended an unsafe premises report be provided. Wilkening stated he would provide a report for the next meeting.

Update Items:

- 1. 14403 Lauerman St – Mills, Kay:** Bakker reported a 5th notice was mailed on November 21, 2019 and she left a voicemail on December 16, 2019 but has not heard back. Members agreed not much has changed and issues were still present. Bakker reminded the members that Mills expressed in the past health conditions. Kouder recommended another notice denoting Mills send representation if she could not attend and the plan to move forward.
- 2. 7105 W 128th Ave:** Bakker stated letter was sent to the owner. Wilkening's report deemed the property unsafe. Neighbor Tina Waters, 12804 Bell St, was present and expressed her concerns for only 6 feet of property between her and the house. She stated she was worried about animals in the home and the possibility if it were to catch fire that due to her home being so close, her home would be destroyed as

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well. Wilkening noted he was not able to get inside of the home because of trespassing rules. He noted a hole in the roof and that the property needs fixed, but did not meet the requirements for unsafe based on what he saw. Members agreed the property was a mess. Kubiak stated there was previously work without a permit that he red-tagged. Kubiak stated he has been inside of the property. Bakker stated she spoke to the homeowner on January 9 and she told Bakker they would be obtaining permits to do the updates. Kubiak and Wilkening stated they would work together to verify a report.

- 3. 13415 Edison:** Bakker stated a permit had been obtained.
- 4. 9115 W 142nd Ave:** Wilkening stated he would take a look at the property to deem if unsafe.
- 5. 12611 Cline Avenue – Urquiza, Sergio:** The chimney was knocked down, but there was no clean up. Kubiak reminded the members to demo the building was over \$100,000. Bakker will send a notice to appear at the February 19, 2020 meeting and directed Sharpe to as Town Council for direction.
- 6. 12712 Dewey St – US Bank Nat'l Assoc Trs for C-Bass Mtg:** Kubiak reported a permit was obtained and they are making progress including new siding, new roof and weeds gone. It was noted this item could be removed from the agenda.
- 7. 13632 Morse St – Parker, Robert & Margaret:** Bakker reported a permit for remodel, demo and addition. Kubiak stated they are making progress and dilapidated part is gone.

Public Comment: Pat Terek, 7214 W 128th Ave, voiced her complaint about the property located next door to her at 7110 W 128th Ave and provided photos. She said it has been over a year and was told they ran out of funds with the repairs. Kubiak said he thought the permit was renewed and had not expired but there has not been much activity there. He said he would follow up to see if there was a plan.

Adjournment: Meeting adjourned at 7:07 pm.

Next meeting: February 19, 2020 at 6:30 p.m.

Chuck Kouder

Richard Sharpe

Colleen Schieben

Sarah Rutschmann, Recording Secretary

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