



Town of Cedar Lake
Unsafe Building Department Minutes
June 17, 2020 at 6:30 p.m.

Call to Order (Time): Chuck Kouder called the meeting to order at 6:30 p.m.

Pledge to Flag

Roll Call:

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

Richard Sharpe did roll call.

*indicates late arrival (Schieben at 6:32 pm and Rutschmann at 6:36 pm)

Minutes:

A motion was made by Richard Sharpe and seconded by Chuck Kouder to approve and waive the reading of the Minutes of the February 19, 2020 meeting.

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

Old Business:

1. 6425 W 141st Ave – Ward, Pamela R

Bakker stated Ward was going to get the building secured and boarded up. They were supposed to return at the March meeting, but due to COVID, no meeting was held until today. Bakker recommended a letter be sent to let Ward know the group is back up and running and ask for an update.

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

Deutmeyer stated demo order had been initiated. Title work was over a year old. New title work was ordered to ensure all interested parties are listed. Then the updated demo order will be issued when title work comes back.

3. 14403 Lauerman St – Mills, Kay: Bakker reported there has been no contact with the homeowners. She stated that Code Enforcement had gone out on May 8, 2020 and took photos. At the February meeting, Kubiak and Wilkening were going to go out to determine if the property was still unsafe. Kouder and Kubiak noted the property has had an attempt with clean up.

4. 7105 W 128th Ave: Bakker stated she has talked with the homeowner and indicated there was no hole in the roof but has not heard from her since. It was recommended to obtain an inspection to determine if there were still issues present.

5. 12611 Cline Avenue – Urquiza, Sergio H.: Bakker reminded the board that at the February meeting this property was noted as and it was asked it be placed back as an active item. Deutmeyer stated they

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have the update on the title. Kouder and Kubiak indicated there has been no activity on the property. It was determined to move forward with the demo paperwork.

6. **7118 W 131st Pl – Orellano, Noel V:** Noel Orellano was present and stated ordered a survey for the property so that he could obtain a permit for repairs and it should be available in about a week. He noted the lot has been cleaned up. He stated the home is older and there is no foundation. The start to his plan is to lift the house up to put in a foundation. Members requested Orellano to return next month with an update.

Update Items:

1. **13415 Edison:** Bakker reported they had permit 19-660 for siding, windows and roof but not picked up.
2. **9115 W 142nd Ave:** Bakker stated Wilkening was to look at this property in February but no update has been provided.
3. **7110 W 128th Ave:** Bakker said she called and they would have it tarped and plywood. Kubiak confirmed that has been done. Members stated this item could be removed from the updates.

Public Comment: Tosh Krupa, 7517 W 127th Pl, voiced her complaint and showed photos she took of the home at 12740 Hilltop. She stated she had researched the property and found it was owned by the Wade and Dunn Land Trust, naming the trustees as Robert and Carol Brown. She feels the house, in her opinion, is uninhabitable and is currently vacant. She noted no one has lived at the location in a couple years and the only movement at the home was a couple years ago where members of the church came in to do some cleaning. She noted a hole in the roof, mattresses in the back yard, and is an eye sore. Kouder noted he had been by there today. Krupa provided documents and the photos to Deutmeyer. Kouder explained the process to Krupa stating the first step is the Fire Department does an inspection and provides a report followed by contacting the home owner to determine a plan of action. Austgen, who was present in the audience, confirmed for Krupa that there was an ordinance that provides provision for emergency demolition. She will return in July to follow up.

Adjournment: Kouder called for a motion to adjourn. Sharpe made the motion, seconded by Schieben to adjourn the meeting. Kouder adjourned the meeting at 6:49 pm.

Next meeting: July 15, 2020 at 6:30 p.m.

Chuck Kouder, President

Richard Sharpe, Vice President

Colleen Schieben

Sarah Rutschmann, Recording Secretary

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