



CEDAR LAKE UNSAFE BUILDING DEPARTMENT PUBLIC MEETING
Cedar Lake Town Hall, 7408 Constitution Avenue, Cedar Lake, Indiana
June 16, 2021, at 6:30 pm

CALL TO ORDER:

Mr. Richard Sharpe called the regular meeting to order at 6:30 pm., on Wednesday, June 16, 2021, with its members attending on-site. All recited the Pledge of Allegiance.

ROLL CALL:

Members Present: Colleen Schieben; Denny Wilkening, Vice-President; and Richard Sharpe, President. A quorum was attained.

Also present: Ryan Deutmeyer, Town Attorney; Jill Murr, Planning Director; Todd Wilkening, Fire Chief; and Margaret Abernathy, Recording Secretary Pro Tem.

Absent: None.

MINUTES:

Mr. Sharpe entertained a motion for the Minutes of the April 21, 2021, Public Meeting.

A motion was made by Ms. Schieben and seconded by Mr. Denny Wilkening to defer the Minutes of the April 21, 2021, Meeting. Motion carried unanimously by roll-call vote:

Colleen Schieben	Aye
Denny Wilkening	Aye
Richard Sharpe	Aye

UPDATE ITEMS:

1. 7201 West 143rd – Fire

Mr. Sharpe advised that the next item on the agenda is an update for the property located at 7201 West 143rd, which had a fire. He stated that it looks cleaned up.

Ms. Murr advised that the structure has been removed. The property ownership has not changed hands per the June 15, 2021, review of Lake County records. She is unsure if the demolition permit is closed out yet. Mr. Sharpe asked if this item can be removed from the list. Ms. Murr responded that she believes so.

Attorney Deutmeyer asked if the property owner did the demolition. Ms. Murr responded in the affirmative. The Town put out the order after that week in April, and within the next couple of days, they

came in, procured their permit, and started the work. Attorney Deutmeyer advised that this may be removed if the unsafe condition is gone.

2. 12715 Parrish Avenue – Fire

Mr. Sharpe advised that the next item on the agenda is an update for the property located at 12715 Parrish Avenue, which had a fire.

Fire Chief Todd Wilkening advised that this property has been cleaned up. Ms. Murr confirmed that it has been cleaned up, turned over to legal, and the fees recorded.

Attorney Deutmeyer advised that this happened while he was out because his wife had a baby. Attorney Deutmeyer received congratulations from those present. He then advised that the litigation was filed in May or June. Attorney Deutmeyer stated that he believes the Complaint has been served upon the property owner. He advised moving this to an update item and work on recovering the costs that Ms. Murr had provided.

3. 12740 Hilltop – Burcham

Mr. Sharpe advised that the next item on the agenda is an update for the property located at 12740 Hilltop.

Mr. Burcham stated that he took the application to Lake County and is still waiting to hear back from them.

Mr. Sharpe asked if anyone is living in the residence. Mr. Burcham responded that they are cleaning up the inside. There is no place to sleep. They try to get there during the day to clean. Mr. Sharpe asked when the application was taken to county. Mr. Burcham replied that it was about a month or so back, and he has not heard anything. He is going to go back to the county tomorrow to see what is going on with the application.

Chief Todd Wilkening asked if the house packed full of stuff because the windows look like they have items all the way up to them. Mr. Burcham responded that some of the windows, there are boxes with toys in them and boxes of CDs and DVDs and other items of his son's stacked up in front of the windows, and all the windows are covered. Mr. Burcham stated that they are trying to work on the kitchen.

Mr. Sharpe asked what Mr. Burcham's plans are. Mr. Burcham responded that they try to go down to work on the house, but their vehicles keep breaking down, and he cannot leave his sister because her husband had a stroke and she has breast cancer and has to get to appointments. He added that they are all fixed now.

Mr. Sharpe and Chief Todd Wilkening stated that the house is in bad shape. The property has been cleaned up and mowed, but the building is still in bad shape. Nothing has been done with the outside; the roof is in bad shape.

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Mr. Burcham stated that he informed the people at Lake County that, and he has not heard anything back from them.

Mr. Sharpe asked how long it takes to hear back. Attorney Deutmeyer asked Mr. Burcham what he applied for. Mr. Burcham responded that he is trying to get help to get the roof and windows fixed and maybe get the house painted. Attorney Deutmeyer asked what agency he is seeking the help through. Ms. Murr asked if it is through Community Development. Mr. Burcham responded in the affirmative. Attorney Deutmeyer stated that he does not have any experience with that department.

Mr. Burcham commented that he is going back to Lake County tomorrow to follow up on his request. Mr. Sharpe advised that some of the neighbors are not happy.

Ms. Murr advised that Mr. Burcham had shown up for the May 19th meeting that was cancelled and provided her with documentation that the property had been quit-claimed over to him, which was one of the requirements of Community Development to help him and to apply for any assistance. Ms. Murr stated that, perhaps, a 30-day update on this item could be granted.

Mr. Sharpe asked Chief Todd Wilkening to drive by the property and check on the progress. Chief Todd Wilkening responded that he had just sent Ms. Murr pictures today, so we will see if there are any changes in 30 days. Chief Todd Wilkening asked Mr. Burcham to get Santa Claus moved. Mr. Burcham agreed to do so. Chief Todd Wilkening explained to Mr. Burcham that everyone is looking for progress.

Attorney Deutmeyer stated that pursuant to the April meeting, we have title ordered from Fidelity and expect that in the near future. Obviously, something has to happen, or a Demolition Order can be prepared for the board to consider.

The members agreed that something needs to happen soon and progress needs to be seen soon. Chief Todd Wilkening advised that the house will be slated to be torn down if progress doesn't happen. Mr. Burcham stated that he understands.

Mr. Sharpe advised that they would see him in 30 days for an update.

Ms. Murr stated that she believes Mr. Brown wanted to say something.

Prior homeowner Mr. Robert Brown, Crown Point, spoke about discussing the roof being torn off and a new roof put on the home. He noted conversations with Mr. Kouder. He commented that he went to Town Hall to and applied for a building permit, but he was not licensed as a general contractor anymore and could not get the permit. Mr. Brown started to talk about how Mr. Burcham has a right to keep and fix the property as the owner of the property. Chief Todd Wilkening informed Mr. Brown that Mr. Kouder was not implying the roof should be changed without a permit.

Mr. Brown stated that he called different people to try to have someone come and give an estimate on the job. Chief Todd Wilkening responded that Mr. Brown had informed them multiple times that he was going to do various tasks or trying to find somebody. Mr. Brown stated that when they called him back, they had informed him that people at Cedar Lake Town Hall had told them to stay away from it. None of the contractors will call him back.

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Chief Todd Wilkening explained that Mr. Burcham is going to come in and try to get a permit and funding to have work done. He was just granted 30 more days to get a permit and try to get work done.

Mr. Brown asked what neighbors were complaining. Mr. Burcham told Mr. Brown that the Members have no legal right to tell him who is complaining. The complaint is there, and that is all that they need to tell us. The neighbors are nice to him. A heated discussion ensued between Mr. Burcham and Mr. Brown. The Members of the Unsafe Building Department Board put a stop to it.

Chief Todd Wilkening informed Mr. Burcham that he has 30 days and to work with the Building Department. Mr. Burcham thanked the Board Members.

4. 14620 Bryan Street – Frick

Ms. Schieben stated that she thought that was a done deal. Chief Todd Wilkening advised that the report was done and turned over to legal. Attorney Deutmeyer stated that he believes they have this one.

5. 13010 Deodor – Zaniewski

Ms. Murr stated that she reached out to Mr. Zaniewski via telephone. He has an active demolition permit with the Building Department; however, it has not been acted upon yet. She stated that she will send him a certified letter to appear at the next meeting. She has been trying to reach him by telephone. She advised that we do have a report from Chief Todd Wilkening on this property.

Chief Todd Wilkening stated that he has had permits in previous years and never acted on them. The house has been a problem for quite a few years. Ms. Murr advised that the current permit expires in October of 2021.

6. 7118 West 131st Place – Green

Ms. Murr stated that this was Orellano. The property owner changed hands, and she has not been able to make contact with the new property owner. Ms. Murr recommended taking a look at the house, and if it is determined that it is still unsafe, then we will invite him to the next meeting. Otherwise, we will just provide an update. Mr. Sharpe stated that was perfect and thanked Ms. Murr.

POSSIBLE UNSAFE STRUCTURES:

Mr. Sharpe advised that the list of possible unsafe structures includes:

- 1. 7215 West 128th Place**
- 2. 7512 West 128th Lane**
- 3. 7020 West 139th Place – Fire**

Mr. Sharpe asked Chief Todd Wilkening if he has seen any of these homes. Chief Todd Wilkening responded in the affirmative and stated that the two on Hilltop are recurring complaints, and they do not meet the criteria to be unsafe. Mr. Denny Wilkening stated that the property is just sitting there the way it is. Chief Todd Wilkening asked if they need a report on that property. The Members requested that a

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report be done on that property. Chief Todd Wilkening agreed to have the report completed the following week.

PUBLIC COMMENT: None was had.

Attorney Deutmeyer advised that Ms. Murr sent them an old name from 2002 related to Sergio and Elizabeth Urquiza. That was before they changed the law and how things could be recorded. There is a bill of cost of the Court against the property for consideration and the Boards' signatures. He further advised that the he has the release of that lien that needs to be notarized. If they so choose to do that, he can have the recorded.

Ms. Murr stated that it was paid, but for whatever reason, it had never been released.

ADJOURNMENT: Mr. Sharpe adjourned the meeting at 6:54 p.m.

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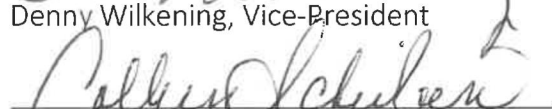
TOWN OF CEDAR LAKE UNSAFE BUILDING DEPARTMENT



Richard Sharpe, President

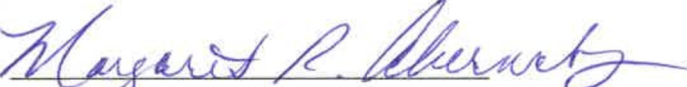


Denny Wilkening, Vice-President



Colleen Schieben, Member

ATTEST:



Margaret R. Abernathy, Recording Secretary

The Minutes of the Cedar Lake Redevelopment Commission Public Meeting are transcribed pursuant to IC 5-14-1 5-4(b), which states:

(b) As the meeting progresses, the following memoranda shall be kept:

- (1) The date, time, and place of the meeting.*
- (2) The members of the governing body are recorded as either present or absent.*
- (3) The general substance of all matters proposed, discussed, or decided.*
- (4) A record of all votes taken, by individual members if there is a roll call.*
- (5) Any additional information required under IC 5-1.5-2-2.5.*

Cedar Lake Unsafe Building Department: Minutes of June 16, 2021

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 Town Hall at (219) 374-7400.