



**CEDAR LAKE UNSAFE BUILDING DEPARTMENT MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
NOVEMBER 17, 2021 at 6:00 PM**

CALL TO ORDER:

Mr. Sharpe called the Unsafe Building Department meeting to order at 6:00 PM on Wednesday, November 17, 2021, with its members attending on-site. The Pledge of Allegiance was recited by all.

ROLL CALL:

Members Present: Colleen Schieben; Dennis Wilkening, Vice Chairman; and Richard Sharpe, Chairman

Also Present: Ryan Deutmeyer, Town Attorney; Jill Murr, Planning Director; Tony Gatto, Building Inspector; and Ashley Abernathy, Recording Secretary

Absent: Todd Wilkening, Fire Chief

MINUTES:

Mr. Sharpe entertained a motion to approve the Minutes of the April 21, 2021, and October 20, 2021. A motion was made by Ms. Schieben and seconded by Mr. Wilkening to approve the Minutes of the April 21, 2021, and October 20, 2021, Public Meeting. The motion passed unanimously by roll call vote.

Ms. Schieben – Aye

Mr. Wilkening – Aye

Mr. Sharpe – Aye

Update Items:

1. 13010 Deodor - Zaniewski

Mr. Sharpe stated the first item of business for Update Items was for 13010 Deodor. Ms. Murr advised the Board, the owner has torn the house down. The dumpster is gone and the property is still a mess.

Mr. Wilkening stated he was there today and he was burning items. Mr. Gatto commented on the same and when he stopped by the day prior, he was stripping the wire. Discussion ensued on what was remaining on the property and that the property owner does not seem to be in a hurry to clean the property up.

Mr. Sharpe asked Mr. Deutmeyer if there is a way to encourage the property owner to finish the clean-up. Mr. Deutmeyer asked how long was the demolition permit issued for. Ms. Murr stated the property owner had 1 year on his permit and the permit expired in October. They did an inspection today in which he was red tagged, and at this point it could be code enforcement.

Mr. Deutmeyer asked if the property owner would need a permit to finish the work. Mr. Gatto responded it is mostly clean up, the house has been demolished. Ms. Murr stated they would talk to Fire Chief the following day about the property. They would look at what they could do enforcement wise.

Mr. Deutmeyer advised if the property is gone and it is just a clean-up, it is outside the jurisdiction of the Unsafe Board and would shift to code enforcement.

2. 7220 West 139th Place – Crum

Mr. Sharpe stated the next order of business was for the property located at 7220 West 139th Place. Ms. Murr advised the Board this property had the gentlemen from Las Vegas, Nevada fly in. One reached out to Ms. Murr last week, they are working on the process for the deed. She did not receive any update prior to the meeting, but he has provided an update.

Mr. Deutmeyer asked if they had a court date set for December. Ms. Murr responded it had been last month for their court date and asked the Board if they would like to move this item to January for an update. Mr. Sharpe responded in the affirmative.

Mr. Deutmeyer discussed there is some lag time between the court date and obtaining the deed in a tax sale and advised the Board to keep this item in motion.

3. 7118 West 131st Place – Green

Mr. Sharpe stated the next order of business was for the property at 7118 West 131st Place. Mr. Gatto stated this the house and the garbage is gone. The site is clean, but just does not have grass planted yet. Ms. Murr stated they have a permit until August 18, 2022.

Mr. Sharpe advised Ms. Murr to remove this item from the update list.

4. 7220 West 138th Place

Mr. Sharpe stated the next order of business was for the property at 7220 West 138th Place. Ms. Murr stated this one is up the street and within the last 60 days sold on the Sheriff's sale. The new owner has come in and obtained a permit on interior clean up demolition so they can analyze what is going on. They have a tarp over the roof and cleaning the roof up. They received only 90 days on the permit.

Ms. Murr asked the Board if they would like to have this item moved to the January meeting for an update. Mr. Sharpe responded in the affirmative.

Graves

Mr. Sharpe asked Ms. Murr if there was another item she wanted to discuss. Ms. Murr advised the Board the property of Shelia Graves has been brought up recently by an adjacent property owner. The property owner came in and complained Ms. Graves was living in the garage.

Mr. Deutmeyer discussed this was the property that right as they got the demo orders there was commentary about leaving the garage for a potential future building.

Ms. Schieben asked if someone can live in a garage. Mr. Deutmeyer responded in the negative and stated his understanding is they have had individuals out there on a few occasions and every time they have gone out there has been no one on the property. Discussion with surrounding individuals in the area

suggests that she is not living in the area. Mr. Deutmeyer stated Chief Fisher advised him they would keep an eye on the area.

Ms. Murr stated the original intent had been to tear down the garage as well. They had been given an amount of time to clear out the personal belongings. Ms. Murr advised they would keep monitoring the property to see if someone was living there.

Mr. Sharpe asked if they could issue an order for the demolition of the garage. Mr. Deutmeyer responded an inspection would need to be done, but it is possible.

Ms. Schieben asked for the location of the property. Ms. Murr responded Binyon and 140th, where Binyon splits and the property is accessed through the back. The adjacent property that is vacant between her and the neighbor to the east was sold on tax sale. Ms. Graves can still access to her parcel from the front instead of accessing through the back.

Bird

Mr. Sharpe asked Mr. Deutmeyer if he had an update on the Bird property. Mr. Deutmeyer stated he had another hearing for the Birds the next day and discussed the previous court decisions. Mr. Deutmeyer stated he intended to go into court the next day maintaining the property is unsafe and push towards a resolution in getting Mr. Bird out of there in order to demolish the property.

Other Update Items

Ms. Murr advised the Board that Mr. Kubiak is working on the two houses that they had issued demolition orders on. Mr. Kubiak is working with NIPSCO to ensure that services are retired before working on demolishing the house.

Mr. Wilkening stated the house on 141st is demolished and the property cleaned up. Discussion ensued on which property this item was and the home owners came and obtained a permit prior to when an update was going to be provided to the Board.

Mr. Sharpe asked Ms. Murr if they would need a December meeting. Ms. Murr responded in the negative. It was the determination of the Unsafe Board to cancel the December meeting and the next meeting would be in January.

ADJOURNMENT: Mr. Sharpe adjourned the meeting at 6:22 PM.

Next meeting January 19, 2022 at 6:00 PM.

TOWN OF CEDAR LAKE UNSAFE BUILDING DEPARTMENT



Richard Sharpe, Chairman



Dennis Wilkening, Vice Chairman



Colleen Schieben, Member

ATTEST:



Ashley Abernathy, Recording Secretary

The Minutes of the Unsafe Building Department are transcribed pursuant to IC 5-14-15-4(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 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 section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.

Cedar Lake Unsafe Building Department: Minutes of the October 20, 2021 Public Meeting