



**CEDAR LAKE UNSAFE BUILDING DEPARTMENT MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
March 16, 2022 at 6:00 PM**

CALL TO ORDER:

Mr. Sharpe called the Unsafe Building Department meeting to order at 6:00 PM on Wednesday, March 16, 2022, with its members attending on-site. The Pledge of Allegiance was recited by all.

ROLL CALL:

Members Present: Colleen Schieben; and Richard Sharpe, Chairman. A quorum was obtained.

Also Present: Ryan Deutmeyer, Town Attorney; Jill Murr, Planning Director; Chris Salatas, Town Manager; Tony Gatto, Building Inspector; and Ashley Abernathy, Recording Secretary. **Absent:** Dennis Wilkening, Vice Chairman.

MINUTES:

Mr. Sharpe entertained a motion to approve the Minutes of February 16, 2022, Meeting. A motion was made by Ms. Schieben and seconded by Mr. Sharpe to approve the Minutes of the February 16, 2022, Public Meeting. The motion passed unanimously by roll call vote:

Ms. Schieben Aye

Mr. Sharpe Aye

New Business:

1. 6911 West 131st Avenue – J&D Son Rentals LLC

Mr. Sharpe stated the first order of New Business was for the property located in the vicinity of 6911 West 131st Avenue.

Ms. Murr advised the Unsafe Board the report has been completed and there was a letter sent to the home owner requesting he appear at their April meeting.

Mr. James Ramsey stated he received the letter in regards to the garage and has spoken with Ms. Murr regarding the property. He is willing to do what is necessary to make the garage safe.

Ms. Schieben asked Mr. Ramsey how long he had owned the property for. Mr. Ramsey responded he has owned the property for a while. He acknowledges the property needs some work and he has plans on fixing the property.

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Ms. Schieben advised Mr. Ramsey there is a list of items that makes the building unsafe and asked if he intended to get a Building Permit to begin making the building safe. Mr. Ramsey advised he is here to do what is necessary for the building.

Mr. Sharpe asked Mr. Gatto which is the worst part of this building. Mr. Gatto responded the first concern is that the building is not properly secured. The roll-up door does not look like it is going to stay in its place. Mr. Ramsey stated he was aware of the issue with the garage door and that could be his first priority.

Mr. Gatto advised the framing around the door does not look to be in good repair, and the Town requires any rotted lumber to be replaced when work is being done. There is a lot of work to be done for the garage, including siding, soffit, and fascia. Securing the garage is the first priority. However, there is the condition where the garage is decreasing property values. Discussion ensued regarding having some improvements done by the April meeting and receiving continued updates on repairs to the garage.

Mr. Ramsey asked if he would need a Building Permit. Mr. Gatto responded it would depend on what he was planning to do prior to the April meeting. Mr. Ramsey stated he was going to fix the door. Mr. Sharpe advised securing the building is the first step. Mr. Gatto commented there will be other items to address, such as the windows and siding. He was not able to see the condition of the roof due to the roof being covered in snow when he inspected the property.

Mr. Deutmeyer clarified the expectations are that by the April meeting the building will be secure. The roll-up door will be fixed and the side door will be secure. Mr. Deutmeyer asked if there were any other immediate concerns that would need to be addressed in the next month. Mr. Gatto stated the concerns listed would be the most immediate concerns. When Mr. Ramsey is ready to complete the rest of the work needed, they could give a shorter Building Permit.

Mr. Ramsey asked to clarify that what he needs to have secured by the April meeting will be the roll-up door, the side door, and the windows. Mr. Sharpe responded in the affirmative and any type of improvement he could do, as well.

Mr. Sharpe entertained a motion for this item. A motion was made by Ms. Schieben and seconded by Mr. Sharpe to defer this item with the contingency the building is secured by the April meeting. The motion passed unanimously by roll-call vote:

Ms. Schieben Aye

Mr. Sharpe Aye

2. 7424 West 140th Place – Graves

Mr. Sharpe stated the second order of business was for the property located in the vicinity of 7424 West 140th Place.

Mr. Rick Kuiper stated when the house was condemned and demolished a couple of years ago, the garage was supposed to be demolished. However, the property owner had her car parked in the garage and put her property in the garage so they would not tear down the garage. Currently, the property owner is living in the garage, which is in disrepair, with no electricity, water, or heating.

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Mr. Kuiper advised the Board he had allowed her access to her garage through his property, but was going to be stopping that access and discussed the disrepair the garage is in.

Ms. Schieben asked Mr. Deutmeyer for his thoughts regarding this matter. Mr. Deutmeyer commented that it appears part of the property has been sold via tax sale in 2021. The second lot is currently up for tax sale. Discussion ensued about the parcel that was sold via tax sale and the lot that the garage is residing on.

Mr. Kuiper advised the Board the property owner has been observed dumping buckets behind the garage, in the old septic tank, and in the ditch. Mr. Deutmeyer stated at the final hearing meeting for the house, the property owner and her brother showed up to discuss salvaging the garage. A letter was sent to the property owner in August of 2019 giving the owner time to get property out of the garage, but advising the garage would be demolished. However, any report from that time would not be viable and Mr. Gatto would need to go and do an inspection of the garage.

Mr. Sharpe asked Mr. Deutmeyer if there was anyone else that would need to be contacted regarding this item. Mr. Deutmeyer advised the Health Department would need to be contacted.

Mr. Sharpe entertained a motion for this item. A motion was made by Ms. Schieben and seconded by Mr. Sharpe to defer this item with the direction that Mr. Gatto create an unsafe report for the garage and Mr. Deutmeyer to make a report to the Health Department. The motion passed unanimously by roll-call vote:

Ms. Schieben Aye

Mr. Sharpe Aye

Update Items:

1. 7512 west 128th Lane – Ristevski (formerly Kelly)

Mr. Sharpe stated the first order of business for Update Items was for the property located in the vicinity of 7512 West 128th Lane.

Mr. Simon Ristevski advised he purchased the tax certificate for the property in September 2021. The order for the deed was issued on December 12, 2021. However, the tax sale department is currently backlogged and told him it will be three to six months to obtain the deed. He is waiting to receive the deed to get into the property and see what he wants to do with the property. Once he has received the deed, he will come to the Building Department and pull a Building Permit.

Ms. Murr advised the Board it appeared various stages have been completed, Lake County GIS reflects Mr. Ristevski's name, but the property record card is not updated. The property purchased is only the parcel with the structure. Mr. Ristevski stated the Treasurer's website has his name listed for the parcel. The tax sale department advised him it would be anywhere from three to six months to receive the deed for the property. With the tax deed issued on December 12, 2021, he anticipates receiving the deed anytime between March and June 2022.

Mr. Deutmeyer advised the Board to continue this item to the April meeting and told Mr. Ristevski if he has not received the deed by April to communicate with the Town.

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Mr. Sharpe requested they provide an update at the April meeting or have some form of communication with the Town.

2. 7020 West 139th Place – INACQ LLC (formerly Crum)

Mr. Sharpe stated the second order of business for Update Items was for the property located in the vicinity of 7020 West 139th Place.

Ms. Stephanie Knightum, present as a representative for INACQ LLC, stated they received the deed to the property on March 3, 2022. They are currently waiting on a foundation inspection and have a company set to come out the next day to inspect the foundation. They are waiting to hear if the foundation is able to be salvaged. She would keep the Building Department updated on their progress.

PUBLIC COMMENT: Mr. Sharpe opened the floor for public comment.

Ms. Schieben advised there is a building located near Edison Street that is a long building that contains multiple doors and there are holes in the building and garbage around the property. She would like for this property to be inspected and would like for this property to be added to the agenda for the next month.

ADJOURNMENT: Mr. Sharpe adjourned the meeting at 6:37 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 March 16, 2022 Public Meeting