



**CEDAR LAKE UNSAFE BUILDING DEPARTMENT MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
April 20, 2022 at 6:00 PM**

CALL TO ORDER:

Mr. Sharpe called the Unsafe Building Department meeting to order at 6:01 PM on Wednesday, April 20, 2022, 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. A quorum was obtained.

Also Present: Ryan Deutmeyer, Town Attorney; Chris Salatas, Town Manager; Tony Gatto, Building Inspector; and Ashley Abernathy, Recording Secretary. **Absent:** None.

MINUTES:

Mr. Sharpe entertained a motion for the Minutes of the March 16, 2022, Meeting.

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

Ms. Schieben Aye

Mr. Wilkening 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.

Mr. Gatto advised the property owner did secure the building. There had been a submission of photographs from the property owner and Mr. Gatto went and inspected the property. There is a new garage door and new service door on the garage. Work still needs to be done on the garage, including siding, soffit, fascia, and roof.

Mr. Sharpe directed for the property owner to be present at the next Unsafe meeting.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item to the May Unsafe meeting. The motion passed unanimously by roll-call vote:

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Ms. Schieben Aye

Mr. Wilkening 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. Richard Kuiper stated he was the neighbor to the east, and brought the complaint to the Board last month. He is requesting information on what has been completed since the last meeting and if any citations were issued.

Mr. Sharpe asked if there were any citations issued. Mr. Gatto responded he was unaware if they can issue citations. There had been discussions on contacting the health department about the property owner living in the garage. Discussion ensued regarding the same and the history of the property.

Mr. Deutmeyer advised he reached out to the Health Department after the last meeting, and had not received an answer. He will follow-up with the Health Department. With the completion of the Unsafe Report, they could order the title work and receive an updated title. This way they can determine who needs to be notified. If it is the pleasure of the Board, they can order the title and as long as it is back before the May meeting, the initial demolition order could be prepared for their consideration.

Mr. Gatto asked if there would need to be a new demolition order due to the original order including the garage. Mr. Deutmeyer advised there would need to be a new order due to the length of time that has passed since the original order. Mr. Kuiper asked why the garage was not demolished when the original order was issued. Mr. Deutmeyer responded there had been evidence presented to the Board and the Board had elected to allow the garage to remain.

Mr. Kuiper asked what has been done this month for the property. Mr. Sharpe responded Mr. Deutmeyer tried to contact the Board of Health. Mr. Kuiper requested clarification on the need for the Board of Health, due to them not being needed with the previous demolition. Mr. Deutmeyer clarified the property owner had been removed by EMS or the like, and the house had been determined to be unsafe by the Unsafe Building Department and consequently demolished. Discussion ensued regarding the need for the Board of Health with the garage due to the property owner living in the garage and the history of the property.

Mr. Deutmeyer advised that due to having the Unsafe Report and the determination that the building is unsafe, the next step is ordering the title and creating the initial demolition order with all interested parties. Explanation was given on the process of the demolition process for the garage. Discussion ensued regarding what would happen with the property owner if the garage is demolished.

Mr. Kuiper asked what the estimated time for the property owner to be required to vacate the garage. Mr. Sharpe advised if everything goes according to schedule, around June 15. Mr. Deutmeyer commented if the initial demolition order is approved in May, in theory the demolition could occur the next business day after the June Unsafe meeting.

Mr. Kuiper reiterated his question of when the property owner would be required to vacate the premises. Mr. Sharpe advised if everything follows the schedule discussed, she could be asked to leave after the

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June Meeting. Mr. Deutmeyer stated she could be out as soon as the day after the June 15 meeting, unless the Health Department acts sooner. Indiscernible – multiple conversations occurred simultaneously.

Mr. Kuiper asked if a wellness check were to occur and they determine it was unfit to live in the garage, would they need to remove her then. Ms. Schieben responded that could occur, and advised the Board does not have the power to remove her from the property. Discussion ensued at length regarding wellness checks and if a wellness check would result in the property owner being asked to vacate the premises.

Ms. Schieben asked Mr. Deutmeyer what their next steps should be for this property. Mr. Deutmeyer advised making a motion to have him order the title work. He can then prepare the initial demolition order to be approved at the next Unsafe meeting.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to order the title work for the property. The motion passed unanimously by roll-call vote:

Ms. Schieben Aye

Mr. Wilkening Aye

Mr. Sharpe Aye

3. 13336 Lemoore Street – Vogl

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 13336 Lemoore Street.

Mr. Eric Vogl stated he had purchased the property in November 2021, which is a four-unit complex that had the parking and some storage buildings located on another parcel. Their contractor was supposed to remove those.

Mr. Sharpe asked if the contractor was supposed to remove the storage shed. Mr. Vogl responded in the affirmative. Their contractor has since left the project and they currently working to hire a new contractor for the property.

Ms. Schieben asked how soon did they anticipate having a new contractor hired. Mr. Vogl responded they are looking to receive a quote within the week and reiterated their intention to remove the storage sheds.

Mr. Vogl asked if there would need to be a demolition permit needed for removing the sheds. Mr. Gatto responded in the affirmative.

Ms. Schieben asked how soon were they anticipating receiving the quotes by. Mr. Vogl responded they are anticipating having quotes submitted to their property manager by the end of the week. Discussion ensued regarding when the property owner anticipated to have the sheds removed and to have a Building Permit by the next meeting.

Mr. Gatto asked if the Board had a preference on the length of time for the demolition permit. Discussion ensued regarding the length of time. Ms. Schieben commented on having the permit restricted to 60 days.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item to the May meeting for a follow-up with the contingency there is a Building Permit pulled by the meeting. The motion passed unanimously by roll-call vote:

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Ms. Schieben Aye

Mr. Wilkening Aye

Mr. Sharpe Aye

Possible Unsafe:

1. 7120 West 132nd Place – Kubal

Mr. Sharpe stated the next order of business was for a Possible Unsafe building located in the vicinity of 7120 West 132nd Place.

Mr. Gatto advised the Board a demolition permit was submitted to the Building Department earlier in the day.

Mr. Sharpe directed this item be moved to Update Items due to the submission of a demolition permit.

Update Items:

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

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

Ms. Abernathy advised Mr. Simon Ristevski contacted the Building Department with an update and stated he had recently been issued the deed. As such, he was able to examine the interior of the property and will be sending pictures on Monday. He is willing to work with the Building Department to pull a permit and is willing to conduct a walk-around the property with Mr. Gatto.

Mr. Sharpe asked Mr. Gatto if the building can be made safe. Mr. Gatto responded in the affirmative and stated the back porch would need to be removed and repairs will need to be done to the foundation. Discussion ensued regarding having a permit pulled for a remodel to the property by the next meeting.

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

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 7020 West 139th Place. No update was provided on this property and it was advised by the Board for a representative to be present at the next meeting to provide an update on the property.

3. 7220 West 138th Place – Leonhardt

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 7220 West 138th Place.

Mr. Gatto advised this was the property located up the road from Town Hall, and there was a permit pulled for the remodel of the property. They are currently working through the remodel of the property.

Mr. Sharpe asked if they were making progress. Mr. Gatto responded in the affirmative.

4. 6425 West 141st Avenue – Ward

Mr. Sharpe stated the next the next order of business was for the property located in the vicinity of 6425 West 141st Avenue.

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Mr. Michael Ward advised he has the property secured with the fence discussed at the last meeting and showed pictures of the secured property to the Board. Mr. Gatto commented he had been by the property earlier that day and the temporary fencing was put up, as stated by the .

Mr. Ward stated he was currently having conversations with a builder and they were waiting to hear from an architect if the foundation was usable. Mr. Gatto advised the foundation in the southeast corner would need to be repaired, and otherwise the foundation appears to be able to be built upon. Discussion ensued regarding the crack in the foundation and if there would need to be a new foundation.

Mr. Sharpe advised this was going to remain as an update item.

PUBLIC COMMENT: None was had.

ADJOURNMENT: Mr. Sharpe adjourned the meeting at 6:33 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 April 20, 2022 Public Meeting