



**CEDAR LAKE UNSAFE BUILDING DEPARTMENT MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
October 19, 2022, at 6:00 PM**

CALL TO ORDER:

Mr. Sharpe called the Unsafe Building Department meeting to Order at 6:02 PM on Wednesday, October 19, 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 attained.

Also Present: Ryan Deutmeyer, Town Attorney; David Austgen, Town Attorney; Chris Salatas, Town Manager; Tony Gatto, Building Inspector; and Ashley Abernathy, Planning Director. **Absent:** None.

MINUTES:

Mr. Sharpe entertained a motion to approve the Minutes of September 21, 2022, Meeting. A motion was made by Mr. Wilkening and seconded by Ms. Schieben to approve the same. The motion passed unanimously by roll call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

New Business:

1. 7120 W 132nd Place – Kubal

Mr. Sharpe stated the first order of new business was for the property located in the vicinity of 7120 West 132nd Place.

Mr. Gatto advised the owner has submitted a permit for the property and there was a meeting at the house to review the work that will need to be completed to repair the property. The owner has received a demolition permit for the interior and exterior demolition to determine the extent of the repairs.

Mr. Deutmeyer recommended moving this property to an update item.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to move this item to Update Items. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

2. 8120 Lake Shore Drive –Schane’s Bar & Grill

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 8120 Lake Shore Drive.

Mr. Joseph Lopez, 14859 Carey Street, Cedar Lake, IN stated they are trying to do a quick close on this property in two weeks. Ms. Schieben stated they have to through the Board of Zoning Appeals and Planning Commission the way it is right now. Mr. Salatas stated they talked with the Realtor for this property.

Mr. Deutmeyer clarified to bring this item back to next month’s meeting. As long as the new owner understands and there are the limitations on it.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item to the November Meeting. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

3. 14407 Fairbanks – Prairie Oak Holdings LLC

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 14007 Fairbanks.

Mr. Steven Vigneri, 556 Napoleon, Valparaiso, IN stated they bought the property in April 2022. The property needs to be demolished and they have been working with the Insurance Company and a structural engineer will come look at the property.

Mr. Sharpe stated in the meantime, they can get a permit.

Mr. Deutmeyer stated there was a previous demolition order issued. That order was confirmed last month and is on the demolition list, to be taken down. The Board would need to Stay the Demolition Order.

Ms. Abernathy asked if they pull a demolition permit, do they want a time limit on it. Ms. Schieben stated the time limit will be 30-days.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to Stay the Demolition Order. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item to the November meeting and for the owner to pull a Demolition Permit to be issued for 30 days. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

4. 8816 W 141st Avenue – Bird

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 8816 West 141st Avenue.

Mr. Deutmeyer stated Ms. Megan Bird was here last month and she stated were in the process of getting a condominium. The brother was to come to this meeting due to being involved in selling the property, and they are not present. They updated the Title on the property and are ready to proceed.

Ms. Abernathy sent them a notice to update the Board with a plan.

Mr. Deutmeyer asked Mr. Gatto if he updated the Unsafe Premises Report. Mr. Gatto responded in the affirmative. Mr. Deutmeyer stated they have a Demolition Order with slight updates in the file and will give it to Mr. Gatto.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to issue the Demolition Order. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

5. 7109 W 128th Avenue – Luigi Cagnina

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 7109 West 128th Avenue.

Ms. Abernathy stated there are two items for this property; one being the Leave Report and the second one has updated photos from the property owner.

Mr. Luigi Cagnina, 16120 Forest Avenue, Oak Forest, IL, stated the outside has been getting cleaned up and wants more time to clean up. Mr. Gatto commented there are issues with the foundation. An interior and exterior Demolition Permit should be obtained to see what needs to be done to replace rotted wood and dig into the foundation to see if its ok.

Mr. Sharpe commented that the permit needs to be pulled to start on any work.

Mr. Deutmeyer asked if there would be a time restriction on the permit.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item and to issue a 90-day permit for interior and exterior demolition. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

6. 13632 Morse Street – Parker

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 13632 Morse Street.

Mr. Robert Parker, 7413 W. 136th Lane, Cedar Lake was present for the property. Discussion ensued from when they purchased the property. They have cleaned up the lot, maintained and the house is secure. The intentions were to have an investment and cleaning up the neighborhood. They would like to have the property platted as a one or two lot subdivision and remove the house.

Mr. Salatas asked if this is a metes and bounds parcel. Ms. Abernathy responded in the affirmative.

Mr. Deutmeyer stated they ran Title. One parcel is Lot 74 in the Hickory Subdivision and the other is a metes and bounds from a deed dated April 1887.

Mr. Salatas commented this would require a subdivision process to divide this property and would like to see what the proposed layout looks like and where dividing this house would sit on the property and where the setbacks would be. Going through this process can bring other non-conformities with setbacks. Discussion ensued.

Mr. Deutmeyer stated there are two separate issues. If the land subdivides it has no impact with the building being unsafe. According to the Unsafe Premises Report, the building is unsafe. We are prepared to have the house demolished. Mr. Parker has to come up with a plan of what they want to do with the house.

Mr. Parker stated he can remodel the house if need be. He would prefer to put a couple of nice houses on the land. Discussion ensued.

Mr. Deutmeyer asked Mr. Salatas are there any restrictions to take the house down of how it is currently constructed. Mr. Salatas stated it is because it is a metes and bounds parcel that the desire was to get it a lot of record.

Mr. Deutmeyer asked if the Board can suggest the Building Department be waived in the interest of getting the house removed.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item to the November meeting, with the contingencies the owner has definitive plans at the November meeting and this deferral being a 1-time deferral. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

7. 7029 W 135th Avenue – Donnie & Sandra Ward

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 7029 West 135th Avenue.

Ms. Abernathy stated there has been no communication.

Mr. Deutmeyer commented that they ordered the Title at last month's meeting. There is a Proposed Order of Demolition.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to issue the Demolition Order. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

8. 7109 W 146th Avenue – Heavner

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 7109 West 146th Avenue.

Mr. Josh Heavner, 115 N. Grant Street, Crown Point, IN, stated the house needs to be demolished.

Ms. Schieben asked if the garage/pull barn is solid. Mr. Gatto responded in the affirmative.

Mr. Heavner asked how much money would it be to tear down the house. Mr. Sharpe said approximately \$10,000 to tear down the house and there would be a lien on the property. Discussion ensued regarding the lien on the property.

Mr. Deutmeyer stated the Lien doesn't go into effect until after the house has come down and then a bill would be issued to pay.

Discussion ensued about securing the property.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item for 90 days. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

9. 6599 Fernwood – Mogan

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 6599 Fernwood.

Mr. Craig Mogan, 207 S. Lincoln Street, Morocco, IN, stated he didn't know about this notification for this meeting. Ms. Abernathy stated they had a telephone conference and Mr. Mogan was sent the Unsafe Report for this property.

Ms. Abernathy commented this item appeared in August and was deferred waiting on the report. Mr. Gatto completed the report last month, and the Board ordered Title Work and notifications to be sent to the owner.

Ms. Schieben asked what the intentions are for the property. Mr. Mogan stated he is undecided, but will probably want to fix up the home and then sell. Mr. Gatto stated this property could be salvageable.

Mr. Sharpe stated they can defer this item for 30 days but a permit is needed and a plan to fix it up or demo the property.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening defer this item for 30 days. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

Possible Unsafe

1. 14021 Windsor Street – Mogan (2nd Property)

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 14021 Windsor Street.

Mr. Mogan stated this property can be demolished. Ms. Schieben asked if the intention was to have the property demolished within a month.

Mr. Sharpe stated they can defer this item for 30 days but a permit is needed.

Mr. Deutmeyer stated this is a new on the list and we have the Unsafe Premises Report and have not ordered Title on it. There is a cost of ordering Title and they do not know what Mr. Mogan's plan is. Should we have the Title as a backup or wait a month. Mr. Sharpe stated let's have the Title.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item for 30 days and order Title Work. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye
Mr. Wilkening Aye
Mr. Sharpe Aye

2. 13505 Dewey Street – Bowman

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 13505 Dewey Street.

Ms. Abernathy stated this is a new property and there is an Unsafe Building Report in the packet. Mr. Sharpe asked what the conclusion is. Mr. Gatto stated there is an old permit in the window.

Mr. Sharpe asked if we can notify them to appear. Ms. Abernathy responded in the affirmative.

Mr. Deutmeyer stated this is a new on the list and we have the Unsafe Premises Report and have not ordered Title on it.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item for 30 days and order Title Work. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye

Mr. Wilkening Aye

Mr. Sharpe Aye

Update Items:

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

Ms. Abernathy advised everything has been straightened out with Utility Billing. Mr. Ristevski has been sent an updated bill. The Building Permit was picked up.

Mr. Sharpe asked if the Building Permit was for demolition. Ms. Abernathy responded it was for exterior remodel.

2. 7220 W. 138th Place – Leonhardt

Ms. Abernathy advised this property is just up the road.

Mr. Sharpe asked if they are still working on their remodel. Ms. Abernathy responded in the affirmative.

3. 6425 W. 141st – Ward

Ms. Abernathy stated Pamela Ward contacted her the other day and are anticipating one more load of dirt and the foundation will be filled in. Mr. Gatto hasn't had a chance to look at the property.

4. 6911 W 131st Avenue – J&D Son Rentals LLC

Ms. Abernathy stated last month this appeared as an Update Item and they have been working on this. There is a contractor to finish the work.

Mr. James Ramsey, 14400 Lauerman Street, advised the Board the roof will be fixed.

5. 7424 W 140th Place – Graves

Mr. Deutmeyer advised this property is still undergoing litigation.

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

Mr. Nick Werley, 7000 W. 127th Place, advised the Unsafe Board that there is a house that is located on 133rd Avenue that is down the street from the Walgreens that needs inspecting due to being boarded up.

Unsafe Building Department
October 19, 2022

ADJOURNMENT: Mr. Sharpe adjourned the meeting at 6:58 PM.

TOWN OF CEDAR LAKE UNSAFE BUILDING DEPARTMENT

Jim Hunley, Member

Heather Dessauer, Vice Chairwoman

Colleen Schieben, Chairwoman

ATTEST:

Cheryl Hajduk, 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 19, 2022 Public Meeting