



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

CALL TO ORDER:

Mr. Sharpe called the Unsafe Building Department meeting to Order at 6:02 PM on Wednesday, November 16, 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; Ashley Abernathy, Planning Director. **Absent:** None.

Active Unsafe:

1. 8120 Lake Shore Drive – Schane’s Bar & Grill (Deferred on October 19, 2022)

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

Mr. Joseph Lopez and Mr. Samuel Leonhardt, 8120 Lake Shore Drive stated they closed on the property, and the survey is completed. They would like to get a permit to clean out the building. They would like to put a fence around the building and get more debris cleaned up. Discussion ensued.

Ms. Abernathy stated they will be coming to the Plan Commission with a Concept Plan.

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. 14407 Fairbanks – Prairie Oak Holdings LLC

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 14407 Fairbanks.

Ms. Schieben stated they said the last time they were here they were going to hire someone to take the building down. Mr. Gatto stated there has been no activity at the property.

Mr. Deutmeyer stated the Board voted to issue the Demolition Order and Prairie Oak Holdings asked for a Stay of it and the Board granted. They have not picked up the 30-day permit. The Order of Demolition has been issued, but now has to be noticed up for next meeting for the Final Order affirming it.

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

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

3. 8816 W 141st Ave – Bird Property (Initial Demolition Order at October Meeting)

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

Mr. Sharpe stated they issued an Initial Demolition Order at the October meeting. Mr. Deutmeyer stated they were served by via certified regular mail. They have notice of that issuance of that Order. Ms. Megan Bird came at the end of that meeting and Mr. Deutmeyer informed her of what happened and they did receive copies of the Order. This is set for final hearing and to issue the Order affirming the prior Order of Demolition and move forward from there.

Mr. Sharpe asked if there has been any communication as to when they are moving out. Mr. Deutmeyer stated there has been no indication as to when they are moving out.

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

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

4. 13947 Hobart Street – Wease

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 13947 Hobart Street.

Ms. Abernathy stated initially the Board had deferred this to the October meeting. They are unable to attend this meeting and will provide an update in December.

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

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

5. 13716 Birch Street – Blanton

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 13716 Birch Street.

Ms. Abernathy stated they came in September requesting an exterior and interior Demolition Permit. The Board gave them a 60-day permit and to appear back this month. They were sent the Notification to appear.

Mr. Sharpe asked if they picked up the permit and has anything been done. Mr. Gatto stated nothing has been done.

Mr. Deutmeyer stated they were to come to this meeting with an update. Title has not been ordered, but should get going on it.

Ms. Abernathy stated the permit is for 90 days which would be end of December of 2022.

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

Ms. Schieben Aye

Mr. Wilkening Aye

Mr. Sharpe Aye

6. 9320 W 142nd Avenue – Midland Trust Company as Custodian fbo Pamela Broadway Account #1716575 (Deferred at September Meeting for 60 days; Garage Demolition Permit to be pulled)

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 9320 W 142nd Avenue.

Ms. Pamela Broadway, 9320 W. 142nd Avenue stated the permit has been pulled. The original party that was supposed to do the demolition was not reliable and they have a new party in place. They are waiting for the dumpster to be dropped off. Mr. Sharpe asked if anything has happened so far. Ms. Broadway responded in the affirmative and a family member will be doing the demolition. Ms. Schieben asked who the person's name was. Ms. Broadway stated Tom Ristek.

Ms. Broadway stated she was little confused on the inspection list. Mr. Gatto stated everything needs to be inspected after the garage is demolished to make sure the grade is back to where it should be.

Mr. Sharpe asked if they can give an update at the December meeting. Ms. Broadway responded in the affirmative.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item to December 21, 2022 meeting. Motion passed unanimously by roll-call vote:

Ms. Schieben Aye

Mr. Wilkening Aye

Mr. Sharpe Aye

7. 12901 Hilltop – Lomberger (Deferred at September Meeting; Owner to pull Demolition Permit)

Mr. Sharpe stated the next order of business was for the property located in the vicinity of 12901 Hilltop.

Mr. Michael Lomberger, 12901 Hilltop stated there has been no progress other than the gravel getting cleaned up and utilities disconnected.

The Board stated they can demolish the home and put a lien on the property. Discussion ensued.

Mr. Deutmeyer stated the original Demolition Order was prepared in advance and can be issued. If Mr. Lomberger is consenting on the record this can eliminate a need for a secondary hearing.

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

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

8. 7029 West 135th Avenue – Donnie & Sandra Ward (Initial Demolition Order at October Meeting)

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

Ms. Abernathy stated a few certified mails have been sent out and they have not heard anything back from the owners. Mr. Deutmeyer stated they sent a Demolition Order to a secondary address and have not heard anything back. They also have not received the green cards back.

Ms. Schieben stated they ordered the initial Demolition Order in October. Mr. Deutmeyer advised the next action would be an affirmation of the Initial Demolition Order.

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

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

9. 13632 Morse Street – Parker (Deferred on October 19, 2022 as a one-time deferral; Owner to present definitive plans)

Mr. Sharpe stated that 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 commented he would like to thank Ms. Abernathy and Mr. Salatas for the information. Mr. Parker stated they will move forward with the demolition of the house and the paperwork was filed on October 15, 2022.

Mr. Deutmeyer stated there should be direction given by the Building Department as to the length of time that Demolition Order is given. It is fair to move to an Update Item.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to defer this item for 60 days and move to an Update Item. Motion passed unanimously by roll-call vote:

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

10. 6599 Fernwood – Mogan (Deferred on August 17, 2022; awaiting Unsafe Report)

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

Ms. Abernathy stated he did not get in contact within the past month and there is no update for this property. The Board gave a deferral so they can look at the Unsafe Report.

Mr. Deutmeyer stated the son is trying to figure out the father's problems. Ms. Abernathy stated with #11, the property will probably get torn down and the direction was to pull a Demolition Permit for 14021 Windsor. Mr. Deutmeyer commented they have Title back on both of the properties and Demolition Orders we prepared at the last meeting.

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

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

11. 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. Deutmeyer commented they ran Title on both properties.

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

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

12. 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 sent the notification to be present at this meeting. Discussion ensued.

Mr. Deutmeyer stated they ordered Title. The direction should be to issue the Order of Demolition.

A motion was made by Ms. Schieben and seconded by Mr. Wilkening to issue the Order of Demolition. 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)

Mr. Gatto stated they got their permit. There was a utility billing issue. Nothing has been done, no activity.

Ms. Abernathy commented the permit was picked up on October 17, 2022. They will get notified to be present at the next meeting for an update.

2. 7220 W. 138th Place – Leonhardt

Still working on it.

3. 6425 W. 141st – Ward

Mr. Gatto stated that the foundation is filled in. Mr. Deutmeyer stated no longer unsafe.

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

Ms. Abernathy stated that there are two items labeled and the top picture is submitted by the property owner of completion to the garage. Mr. Gatto commented this is completed. Mr. Deutmeyer stated no longer unsafe.

5. 7020 W 139th Place – Land Bank Builders & Associates, Inc. (Formerly INACQ, LLC)

Ms. Abernathy stated they are waiting to get their general contractor license with County to us. They want to demolish the property. Mr. Gatto commented that the home is not secured.

Ms. Abernathy said she will send a notice to appear at the next meeting.

Mr. Austgen stated that this property is a public nuisance. They need to have the front door boarded up.

Ms. Schieben stated they will issue an Order to board up property.

6. 7120 W. 132nd Place – Rincon (Formerly Kubal)

Mr. Gatto commented the demolition should be happening soon.

7. 7424 W. 140th Place – Graves

Mr. Deutmeyer advised this property is still under litigation.

PUBLIC COMMENT: Mr. Deutmeyer commented there was a complaint from a Hilltop resident of another Hilltop property. Mr. Gatto commented that he will look at the other Hilltop property.

Mr. Sharpe asked about the property near CVS. Mr. Gatto commented it is on the list to take a look at.

Ms. Abernathy commented that Mr. Wroe is working on an unsafe database.

Mr. Gatto commented there is a permit for 12905 Hilltop. Ms. Abernathy stated they need an on-site inspection with their building inspectors. They also asked how to get utilities transferred into their name.

Mr. Sharpe stated a report needs to be done and Mr. Deutmeyer advised to notice up the owners.

ADJOURNMENT: Mr. Sharpe adjourned the meeting at 6:46 PM.

TOWN OF CEDAR LAKE UNSAFE BUILDING DEPARTMENT

Heather Dessauer, Member

Jim Hunley, Member

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 November 16, 2022 Unsafe Meeting