



CEDAR LAKE UNSAFE BUILDING DEPARTMENT MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
September 20, 2023, at 5:30 PM

CALL TO ORDER:

Ms. Schieben called the Unsafe Building Department meeting to Order at 5:35 PM on Wednesday, September 20, 2023 with its members attending on-site. The Pledge of Allegiance was recited by all.

ROLL CALL:

Members Present: Colleen Schieben, Chairwoman and Donna Rozenich, Member. A quorum was attained.

Also Present: Ryan Deutmeyer, Town Attorney; Tony Gatto, Building Inspector; Ashley Abernathy, Planning Director; and Cheryl Hajduk, Recording Secretary. **Absent:** Heather Dessauer, Vice Chairwoman

Minutes:

Ms. Schieben entertained a motion for the July 19, 2023 and August 16, 2023 Unsafe Building Minutes; a motion was made by Ms. Rozenich and seconded by Ms. Schieben to approve the same. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

Active Unsafe:

- 1. 9320 W 142nd Avenue – NWI Casas LLC (Formerly Midland Trust Company as Custodian fbo Pamela Broadway Account #1716575)**

Ms. Schieben stated the first order of business is for the property located in the vicinity of 9320 W 142nd Avenue.

Ms. Abernathy commented no one is present. A site inspection was done by both building inspectors.

Mr. Gatto stated there are a lot of issues that need to be uncovered when we did the site inspection. We offered the opportunity for them to pull a demo permit so they can uncover all the structural issues that

are there and decide if they want to move forward. There is a demo permit that was processed and has been picked up and has an expiration date of October 15, 2023.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to defer this item for 30-days to appear at the next meeting. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

2. 11104 W. 133rd Ave. - Rahaw

Ms. Schieben stated the next order of business is for the property located in the vicinity of 11104 W. 133rd Avenue.

Mr. Andrew Rahaw, 427 West Oakley Avenue, Lowell, IN, stated the house will be down in October. The garage will stay, but it needs repairs after the birds are gone. Mr. Gatto commented the garage needs work and is repairable.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to defer this matter to November 15, 2023 and to extend the building permit to November 15, 2023. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

3. 7109 W. 128th Ave. Cagnina

Ms. Schieben stated the next order of business is for the property located in the vicinity of 7109 W. 128th Avenue.

Mr. Justin Keith, 9032 Mallard Lane, Advance Skyline Homes, stated he is a general contractor and would like to get this as an appraisable building.

Ms. Schieben asked 7105 W. 128th will be re-built and appraised and then put the money into 7109 W. 128th Avenue. Mr. Keith responded in the affirmative.

Mr. Gatto commented the house is secure. The entire center of the house doesn't have much of a foundation, but the front and back are ok. Mr. Keith commented the back of the house needs work and the bottom of the studs of the center section are rotted away.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to defer this item for 30-days to the next meeting of October 18, 2023 with a plan. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

4. 7105 W. 128th Ave – Cagnina (2nd property)

Ms. Schieben stated the next order of business is for the property located in the vicinity of 7105 W. 128th Avenue.

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Mr. Justin Keith, 9032 Mallard Lane, Advance Skyline Homes, stated he has looked at the property and there is no foundation and it is recommended to take it down. Mr. Keith commented he will do a drawing of the same footprint and discuss it with the owner. Mr. Gatto commented to coordinate with Ms. Abernathy of the size and setbacks of the house.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to defer this item for 30-days to the next meeting of October 18, 2023 with a plan. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye

Ms. Schieben Aye

5. 13941 Morse Street - Steuer

Ms. Schieben stated the next order of business is for the property located in the vicinity 13941 Morse Street.

Mr. Hansel Steuer, 13941 Morse Street, stated the house and garage windows are now boarded up.

Ms. Schieben asked if the cars are still on the property. Mr. Steuer responded in the affirmative.

Ms. Schieben asked when will the house be in Mr. Steuer's name. Mr. Steuer commented the attorney has all of the paperwork.

Mr. Deutmeyer stated this came up in July as a potentially unsafe building and ordered to appear in August 2023.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to defer this item for 30-days and to give an update at the October 18, 2023 meeting and for Mr. Gatto to look at the property. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye

Ms. Schieben Aye

6. 14617 Lee Street – Linden

Ms. Schieben stated the next order of business is for the property located in the vicinity 14617 Lee Street.

Mr. Nick Linden, 14617 Lee Street, commented the demo is all done and the permit expired Monday. The skirting is being worked on. Mr. Gatto commented the siding was cut in to where the roof line was and needs to be closed up and weather proofed. Mr. Gatto asked what type of time frame is needed. Mr. Linden stated he has to get the building application to rebuild. Discussion ensued.

Ms. Schieben asked how much time would be needed for the repairs. Mr. Linden responded 60-days.

Mr. Deutmeyer commented only the porch was unsafe. Is the property safe now. Mr. Gatto commented yes, but with lingering conditions of the removal of the unsafe porch. Mr. Deutmeyer asked can this be handled through the Building Department. Mr. Gatto responded in the affirmative.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to remove this item from the Unsafe Building List. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

7. 13947 Hobart Street – Wease

Ms. Schieben stated the next order of business is for the property located in the vicinity 13947 Hobart Street.

Ms. Abernathy stated no one is present. This is the property that the parents passed away and the neighbors illegally quick claim deeded it and then sold the property. They have been going through the Court process about reclaiming the property and then they were going to sell it which is the last update we had. They were still working on the notices and getting notices appropriately delivered.

Mr. Deutmeyer commented he pulled the docket for this case and none of the defendants have appeared. They had to publish notice to one of the individuals. They filed the request in June of 2023 and the Court approved. They did not file an Affidavit of Publication, so we don't know when or if they published, which has to be published three times. Last month they filed a summons to another individual along with the unknown occupants. The Serve Summons came back on September 19, 2023. There should be an answer by next month.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to defer this item for 30-days and for Ms. Abernathy to send them a Notice to Appear at the next meeting on October 18, 2023. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

8. 12905 Hilltop – Krukowski-Cheever

Ms. Schieben stated the next order of business is for the property located in the vicinity 12905 Hilltop.

Ms. Abernathy stated no one is present. Mr. Gatto commented this property was going to be turned over to the Building Department.

A motion was made by Ms. Rozenich and seconded by Ms. Schieben to remove this item off of the Unsafe Building List. Motion passed unanimously by roll-call vote:

Ms. Rozenich Aye
Ms. Schieben Aye

Update Items:

1. 8120 Lake Shore Drive – Schane’s Bar & Grill

Ms. Abernathy commented they appeared at the September Plan Commission Work Session and began discussions of making a one-lot subdivision and re-zoning to a Planned Unit Development and it was determined by their representation that with the number of Variances and Waivers that are needed for that property, the PUD is the best route to take.

2. 12901 Hilltop – Lomberger

3. 6599 Fernwood – Mogan

4. 14021 Windsor Street – Mogan

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

6. 7109 W 146th Avenue – Heavner

7. W 127TH Lane – Town of Cedar Lake

Ms. Abernathy stated these properties are on the list to be demolished.

PUBLIC COMMENT: None was had.

ADJOURNMENT: Ms. Schieben adjourned the meeting at 6:09 pm.

TOWN OF CEDAR LAKE UNSAFE BUILDING DEPARTMENT

Donna Rozenich, Member

Vacant

Colleen Schieben, Chairwoman

ATTEST:

Cheryl Hajduk, Recording Secretary

These Minutes are transcribed pursuant to IC 5-14-1.5-4(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.

Minutes of September 20, 2023