



**TOWN OF CEDAR LAKE – PLAN COMMISSION
PUBLIC MEETING
March 17, 2021**

Robert Carnahan – Member
John Foreman – Member
Richard Sharpe – Member
Heather Dessauer – Member
Chuck Becker - Member
John Kiepura – Vice President
Jerry Wilkening - President

Donald Oliphant – Town Engineer-CBBEL
David Austgen – Town Attorney
Jill Murr – Planning Director
Teri Knowles – Recording Secretary

CALL TO ORDER:

Jerry Wilkening called the public meeting to order at 7:01 pm, on Wednesday, March 17, 2021, with its members attending on-site and electronically were led in the Pledge of Allegiance.

ROLL CALL:

Members Present:

Robert Carnahan, Richard Sharpe, Chuck Becker, John Kiepura, Jerry Wilkening, Donald Oliphant, David Austgen, Jill Murr, and Teri Knowles.

Zoom: John Foreman

Absent: Heather Dessauer

MINUTES: On a motion made by Richard Sharpe for approval of minutes for November 18, 2020, Public meeting; December 2, 2020, Work Session; December 16, 2020, Public meeting; January 6, 2021, Special Public meeting & Work Session; January 20, 2020, Public meeting; February 3, 2021, Work Session; February 16, 2021, Public meeting; and March 3, 2021, Work Session. Seconded by John Kiepura. Motion carried unanimously by roll-call vote:

Robert Carnahan	Aye
John Foreman	Aye
Richard Sharpe	Aye
Chuck Becker	Aye
John Kiepura	Aye
Jerry Wilkening	Aye

NEW BUSINESS:

1. Hanover Community High School – Site Plan – Additions to High School

Owner/Petitioner: Hanover Community School Corp, 10120 133rd Ave., Cedar Lake, IN 46303
Vicinity: 10120 133rd, Cedar Lake, IN 46303
Legal Description: Hanover Central Campus Sub Lot 1Ex. Fieldhouse & Spec. gym parcel
Tax Key Number(s): 45-15-21-451-005.000-014

Request: Petitioner is requesting a Site Plan – Additions to High School

Petitioner’s Comments: Don Torrenge went over the Site Plan Approval. The Proposal is to add an addition to the building, demo the entrance, add the new area, expand the concrete for the patio, change the parking to face toward the building, modification to sidewalks, and replacing the grass at the football field to turf.

Town Engineer’s Comments: Haven’t had time to look at the packet.

Building Department Comments: No additional comments.

Commission’s Discussion: None due to packet.

Commission’s Decision: Board to figure time on packet review of Site Plan for the change to a Special Meeting.

On an amended motion made by Chuck Becker to approve the Site Plan defer and to be changed to a Special Meeting to April 7, 2021, right after the Work Session meeting, and seconded both by John Kiepura. Motion carried unanimously by roll-call vote:

Robert Carnahan	Aye
John Foreman	Aye
Richard Sharpe	Aye
Chuck Becker	Aye
John Kiepura	Aye
Jerry Wilkening	Aye

2. Beacon Pointe East – Rezone to PUD, PUD Amendment and Preliminary Plat Amendment

Owner/Petitioner: Beacon Pointe of Cedar Lake LLC, 8900 Wicker Ave., St. John, IN 46373
Vicinity: 9000 W. 141st Ave, Cedar Lake, IN 46303
Legal Description: Pt of SW1/4 S.27 T.34 R.9 Ly'g South of ditch & East of RR 38.1 Ac and Pt. SE.1/4 SE.1/4 SW.1/4 S.27 T.34 R.9(421.3x281x100x90.4x321.3x190.8ft) 2.05Ac
Tax Key Number(s): 45-15-27-376-002.000-014 and 45-15-27-376-004.000-014

Request: Petitioner is requesting a Rezone to PUD and a PUD Amendment

Review of Legal Advertisements for Public Hearing: Attorney Austgen stated legals are in order.

Petitioner's Comments: Representative, Jack Huls from DVG Team indicated since the original PUD approval of the 60ft right away on the East side the Petitioner acquired land on either side of the right away and wants to include it in the PUD amendment. Also, thirteen (13) cottage home plats will need to be documented with legal description.

Town Engineer's Comments: Recommends approval on two (2) Contingencies:

- A. PUD documents to be amended to reflect the additions to the PUD. Legal needs to be revised.
- B. Recommended that the proposed sidewalk that runs through the Wynkoop's parcel lot, currently they are showing as a noncompliant sidewalk. Not recommended to be used. Needs to be the same distance off the road.

Remonstrators: Kelly Wynkoop of 9010 W 141st Ave. Claims, since they poured the sidewalk on the West, and the nice weather has been traffic with walkers heavy. The sidewalk on the West is already afoot into their property. Will excuse it if not liable for it. Have several issues with the Westside before even think about starting the Eastside. Requesting a grade approval, wants the sidewalk addressed, and a 6ft fence built on the Eastside from the property through the back of the house. Kelly claims they graded into their property from the Westside. Wants to make sure that doesn't happen on the Eastside. Their reason for the 6ft fence is because of the slope of the grade, and for the new Cottage Homes going in.

The Plan Commission feels that Don Oliphant, Town Engineer, needs to go over the grading of the detention pond on the Eastside, then the Westside, before a decision can be made on the fencing. Also, wants Don to check out the Storm Water issues, the existing sidewalk, and the new sidewalk.

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Public Comments: Jack Huls identified that the Wynkoop parcel property line on the Westside has been moved 12ft into Beacon property as a result of the transfers. The excavation work was done before being transferred to Wynkoop as a part of the negotiation, and that all the work will be done satisfactorily. On the Westside of the Wynkoop's property is higher. We put grid shots on the Eastside adjoining the property line. We can't touch them when we grade down four (4) to five (5) feet of the property line. This all meets the Ordinances. Jack specified that if the sidewalks are going to be a condition of the approval, they will remove and install the new sidewalk.

Building Department Comments: None

Commission's Discussion: The Plan Commission went over the footage and distance of the existing sidewalk on the Wynkoop's parcel lot to the one that the Town Engineer recommended, and agreed to have one that will keep the same distance off the road. The Plan Commission agreed to waive the sidewalk, and the new one is put in place.

The Plan Commission feels that Don Oliphant, Town Engineer, needs to go over the grading of the detention pond on the East and West side before a decision can be made on the fencing. Don understood the agreement the Plan Commission made on the new sidewalk for placement.

Commission's Recommendation to Town Council: On a motion made by Chuck Becker to approve a Continuance of a Public Hearing until existing work is inspected, and documented for April 7, 2021 meeting, and seconded by John Kiepura. Motion carried unanimously by roll-call vote:

Robert Carnahan	Aye
John Foreman	Aye
Richard Sharpe	Aye
Chuck Becker	Aye
John Kiepura	Aye
Jerry Wilkening	Aye

Request: Petitioner is requesting a Preliminary Plat Amendment

Petitioner's Comments: Representative of petitioner, Jack Huls asked for a Deferral following the Work Session of April 7, 2021.

Review of Legal Advertisements for Public Hearing: Legals are for the PUD Amendment, Public Hearing, and the Primary Plat.

Town Engineer's Comments: None

Building Department Comments: None

Commission's Discussion: None

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Commission's Decision: On a motion made by Chuck Becker to approve the Deferral to April 7, 2021, and seconded by John Kiepura. Motion carried unanimously by roll-call vote:

Robert Carnahan	Aye
John Foreman	Aye
Richard Sharpe	Aye
Chuck Becker	Aye
John Kiepura	Aye
Jerry Wilkening	Aye

Updated Items:

Cedar Lake Ministries Concept Plan: Jill Murr reported that they received an application for the PUD Amendment late previous Friday evening. The documents need to be reviewed. It was an item that was added as an updated item coming out of the March 3, 2021, Work Session meeting.

Mr. Peterson Cedar lake Ministries representative, attending via Zoom, indicated the PUD Application covers both houses and the Ministries' use. As well as the Metes and Bounds property. He went over the last meeting with the cottagers. They were presented a rough draft form and was told to go back and look at their proposed setbacks for their lots, lot coverage ratios, and gave them the narrative of the PUD. Many had questions and requests. He claims they incorporated their requests into the PUD that was submitted.

Rose Garden Estates Water Main extension: Jill Murr states that the item remains for update.

Zoning Ordinance Amendment: Jill Murr provided an update. Rick Eberly, Michelle Bakker and her have been working on the Zoning Ordinance Amendment and they will be meeting next week to go over some of the revisions. She informed that Rick Eberly sent out an email to everyone prior to the meeting to explain they are double checking to make sure the Zoning Ordinance is current and comparing the first seventeen (17) items that Rick Eberly presented before the next presentation.

Plan Commission Rules and Regulations: Jill Murr reported that Rick Eberly will be meeting with Attorney Austgen to discuss proposed changes and updates to the Plan Commission Rules and Regulations.

Summer Winds Commercial LOC: Jill Murr explained that both items are expiring in May. Don Oliphant is working and completing the reviews. The Plan Commission requested to have a 3-month update before they expired. Would anticipate this on the April 17th meeting for consideration, setting a date that would begin any processes to move forward if they are not completed by a certain date.

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Beacon Point Unit LOC: Will be expiring May, 2021. Included with above report made by Jill Murr.

Public Comment: Kelly Wynkoop of 9010 W 141st Ave. Wanted to let the Plan Commission know regarding the acquired property that the agreement was they would dedicate the Town their frontage for the 12' to expand their garage. But they excavated to the original property.

Adjournment: 8:26 pm

Plan Commission Work Session – April 7, 2021
Plan Commission Public Meeting – April 21, 2021

**TOWN OF CEDAR LAKE,
LAKE COUNTY INDIANA,
PLAN COMMISSION**

Jerry Wilkening-President

John Foreman-Member

Richard Sharpe-Member

John Kiepora-Vice President

Chuck Becker-Member

Heather Dessauer-Member

Robert Carnahan-Member

ATTEST

Teri Knowles-Recording Secretary

The Town of Cedar Lake is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact the Town Hall at (219) 374-7400.

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