



CEDAR LAKE PLAN COMMISSION SPECIAL PUBLIC MEETING MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA
May 7, 2025 at 6:00 pm –
directly followed the regularly scheduled work session

Call To Order:

Mr. Kiepura called the Plan Commission Special Public Meeting to order on Wednesday, May 7, 2025 at 7:23 pm with its members attending on-site.

Roll Call:

Members Present via Zoom: None

Members Present On-Site: Chuck Becker; Greg Parker, Secretary; Robert Carnahan; James Hunley; Jerry Wilkening, Vice-President and John Kiepura, President. A quorum was attained. **Also present:** Don Oliphant, Town Engineer; David Austgen, Town Attorney; Terrence Conley, Planning Director; Tim Kubiak, Director of Operations; Cheryl Hajduk, Recording Secretary

Absent: Ben Eldridge, Town Manager

Old Business:

1. Beacon Pointe West, Unit 5 – Performance Letter of Credit in the amount of \$212,835.71 to expire on May 19, 2025

Mr. Kiepura stated the first order of old business is for Beacon Pointe West, Unit 5, Maintenance Letter of Credit

Mr. Jack Huls, DVG, commented he was representing the Petitioner and Mr. Slager was here at the last Public Meeting so we can have a Special Meeting for the May 19, 2025 expiration date. The Town is in possession of the bond information from Peoples Bank and we received the review from Mr. Oliphant.

Mr. Oliphant commented we issued a letter on May 1, 2025 and we have it at as \$85,134.29 and he isn't sure where the \$212,835.71 amount came from.

Mr. Oliphant commented the original was ten percent of that and it will need to be double-checked.

Mr. Oliphant commented the correct amount going into Maintenance is \$85,134.29 for a period of three years.

Mr. Huls commented the Performance expires on May 19, 2025 and we are asking for the Performance to lapse and be replaced with the Maintenance Bond that Mr. Oliphant is recommending and the Maintenance Bond is set to go in effect on May 20, 2025 or May 19, 2025. Instead of doing a renewal, the items that we need to have done, are complete.

A motion was made by Mr. Wilkening and seconded by Mr. Becker to approve the Performance Letter of Credit in the amount of \$212,835.71 to expire on May 19, 2025 to roll into a Maintenance Letter of Credit of \$85,134.29 for a period of three years. Motion unanimously passed by roll-call vote:

Mr. Becker	Aye
Mr. Parker	Aye
Mr. Carnahan	Aye
Mr. Hunley	Aye
Mr. Wilkening	Aye
Mr. Kiepura	Aye

Tabled:
2023-18 Bay Bridge
2023-19 Founders Creek
2023-20 Red Cedars

Public Comment:

Ms. Angie Mikolajczak, 12806 Lee Court, commented there is a road that is created by a former property owner in the subdivision and he operated his business on a residential property out of a road. However, somebody else owns the property and there are vehicles being used publicly going through the back property adjacent to our house. Mr. Kiepura asked is that not a road back there. Mr. Parker commented it is not, but a private drive. Discussion ensued.

Mr. Oliphant commented it is a metes and bounds parcel.

Ms. Mikolajczak commented box trucks and other vehicles come through the private drive and cutting through.

Mr. Kubiak commented it is private property and as the owner, they should call the police for people driving through. Ms. Mikolajczak commented the property owner is not there. This is not a developed property.

Mr. Parker commented they are trespassing on this person's property when they drive through. Discussion ensued in length.

Mr. Austgen commented a guardrail may be the easiest to put there. Mr. Wilkening commented a barrier maybe can go on the east end. Discussion ensued regarding this being someone else's property.

Mr. Kiepura commented the Plan Commission cannot fix this problem. Discussion ensued regarding putting a sign up at this private drive.

Mr. Greg Marquardt, 13332 Morse Street, commented he is trying to acquire 13121 Colfax Street and there is a problem with building the road there. It makes it not worthwhile to buy a property when you have to build a public road. He commented he wanted to build on the first lot and the road is paved to that point and the rest of the property behind it there is nothing developed on there. Is there a way to build the "road to nowhere" on the property and we pay for it, which is lot 2, 3, and 4 and only build on Lot 2.

Mr. Parker commented the Town needs to pave that street and everything East of Morse Street. We are working on a plan for this year. Discussion ensued and discussed subdividing the property into two lots.

Mr. Parker commented if the road stops and the lot line is there, it cannot go beyond that, but if it is there, a house should be able to be built there.

Mr. Oliphant commented it is a non-conforming road. More discussion ensued regarding the road and paving a road.

Mr. Parker asked can the property be subdivided any kind of way. Mr. Kubiak commented if they received a waiver that the road does not have to be along the whole frontage, and made lots 2, 3, 4 into one lot. Discussion ensued regarding subdividing into two lots.

Mr. Terry Broadhurst, representing 2123 Arthur Avenue, representing 14513 Morse Street, commented he appreciated the comments about somebody cannot block us from our land. My land was blocked from me in the past. It was cleared out by the Town and it was put there by the Town and it was a road that was existing. The last portion is a couple blocks on the east side of Morse Street to get the public road South of 145th Street.

Mr. Parker asked does anyone need to access their home from that street. Mr. Broadhurst commented when he builds, yes, but right now, nobody lives down that way.

Mr. Parker commented he would like to see that subdivision paved, as well, because everything East of Morse Street has been neglected.

Mr. Broadhurst commented it was mentioned what if someone buys land on right-of-ways, we should not block off roads.

Discussion ensued regarding blocking off roads.

Adjournment: Mr. Kiepura adjourned the meeting at 8:07 pm.

TOWN OF CEDAR LAKE PLAN COMMISSION

John Kiepora, President

Jerry Wilkening, Vice-President

Pete Swick, Member

James Hunley, Member

Robert Carnahan, Member

Greg Parker, Member

Chuck Becker, Member

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 May 7, 2025