

**Town of Cedar
Lake
Plan Commission**



**Plan Commission Meeting Agenda
September 3, 2025 Work Session - 6:00 PM**

Chuck Becker (R) ☐
Term Start: 01/01/2024
Expires: 12/31/2027

Greg Parker, (R) ☐
Secretary
Term Start: 04/17/2025
Expires: 12/31/2027

Robert H. Carnahan ☐
(R)
Term Start: 01/01/2023
Expires: 12/31/2026

Pete Swick (D) ☐
Term Start: 06/01/2025
Expires: 12/31/2028

James Hunley (D) ☐
Term Start: 01/01/2024
Expires: 12/31/2027

Jerry Wilkening, ☐
Vice President (R)
Term Start: 01/01/2022
Expires: 12/31/2025

John Kiepura, ☐
President (R)
Term Start: 01/01/2022
Expires: 12/31/2025

Luke Sherry, ☐
Town Engineer
CBBEL

David Austgen, ☐
Town Attorney

Benjamin Eldridge, ☐
Town Manager

Terrence Conley, ☐
Planning Director

Tim Kubiak, ☐
Director of Operations

Cheryl Hajduk, ☐
Recording Secretary

CALL TO ORDER: ____ pm
PLEDGE OF ALLEGIANCE
ROLL CALL:

Old Business:

1. **2023-02 – Monastery Woods – Extension of Preliminary Plat**
Owner: New Century Development, 2036 West 81st Avenue, Suite B, Merrillville, IN 46410
Petitioner: Olthof Homes, 8051 Wicker Avenue, Cedar Lake, IN 416303
Vicinity: 9727 West 129th Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a one-year extension of the Primary Plat for Monastery Woods, Phase 3

2. **2024-04 Kolber – Site Plan**
Owner: CWK Properties – Cedar Lake LLC, 7949 W. 79th Street, Bridgeview, IL
Petitioner: Steven Kolber, 828 Davis Street, Evanston, IL 60201
Vicinity: 10833 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Site Plan Approval for Jet's Pizza and Wingstop

3. **2024-12 Hanover Central High School – Waiver of Requirements Request**
Owner: Hanover Central High School, 10120 W 133rd Ave, Cedar Lake, IN 46303
Petitioner: Aaron Reynolds/Aaron Hurt, 530 E. Ohio Street, Suite G, Indianapolis, IN 46204
Vicinity: 10120 W 133rd Ave, Cedar Lake, IN 46303

Request: Petitioner is requesting a waiver for required volume and freeboard between the 100-year HWL and top of berm – (detention pond)

4. **2025-03- NIPSCO 2026-Mobile Substation**
Owner: Northern Indiana Public Service Company LLC, 290 W Nationwide BLVD, Columbus, OH 43216
Petitioner: Rachel Shmagranoff
Vicinity: 6816 W. 133rd Avenue, Cedar Lake, IN 46303
Parcel ID# 45-15-23-458-013.000-043

Request: Petitioner is requesting a Site Plan review

4. 2025- 20- Yukon- Concept Plan

Owner: Nick Yukon, 13043 Polk Street, Cedar Lake, IN

Petitioner: Adam M. Sworden, 337 W. 806 N., Cedar Lake, IN

Vicinity: 13043 Polk Street, Cedar Lake, IN

Parcel Id #: 45-15-22-406-020.000-014; 45-15-22-406-017.000-014

Request: Petitioner is requesting a Concept Plan

5. 2025- 32 – Textaco, IN LLC – Waiver from Site Plan

Owner/Petitioner: Textaco, IN, LLC, Juan Pablo Davila, 4925 N. O’Connor Rd., Ste 200, 4925 N., Irving, TX 75062

Vicinity: 13300 Lincoln Plaza Way #1, Cedar Lake, IN 46303

Parcel Id#: 45-15-28-228-001.000-014

Request: Petitioner is requesting a waiver from the Site Plan for a new business (old Pizza Hut building)

Update Items:

- 1. Rose Garden Estates – Unit 1 – Performance Letter of Credit in the amount of \$6,067,696.25 to expire on October 10, 2025**
- 2. Off Shore Estates – Maintenance Letter of Credit in the amount of \$33,388.38 to expire on October 20, 2025**
- 3. Lakeside Unit 2, Block 1 – Performance Letter of Credit in the amount of \$605,505.40 to expire on November 15, 2025**

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

Public Comment:

Adjournment:

Plan Commission Public Meeting- September 17, 2025

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 Cedar Lake Town Hall at (219) 374-7400.