# **Town of Cedar** Lake **Plan Commission** 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 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



# Plan Commission Public Meeting Agenda September 17, 2025 - 7:00 PM

CALL TO ORDER:pm PLEDGE OF ALLEGIANCE ROLL CALL:									
Minutes: May 21, 2025 Public Meeting; June 4, 2025 Work Session									
Motion:		1	st		2 <sup>nd</sup>		_		
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote		
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No			
1. 2022 Pine Crest – PUD Zone Map Amendatory Ordinance No. 1473 & PUD Development Agreement (Original approval was September 20, 2023) Owner: Pine Crest Incorporated, C/O Vis Law, 12632 Wicker Avenue, Cedar Lake, IN Petitioner: Nathan D. Vis, 12632 Wicker Avenue, Cedar Lake, IN 46303 Vicinity: 8504 West 146th Avenue, Cedar Lake, IN 46303									
Re	e: Town At	torney agend	a item						
<ol> <li>Petitioner's Comments:</li> <li>Town Engineer's Comments:</li> <li>Town Planning Director/Building Department Comments:</li> <li>Commission's Discussion:</li> </ol>									
Motion: _		1st		2 <sup>r</sup>					
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote		
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No			

# 2. 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

- 1. Petitioner's Comments:
- 2. Town Engineer's Comments:
- 3. Town Planning Director/Building Department Comments:
- Commission's Discussion:

Motion: _		1 <sup>st</sup> .		2 <sup>n</sup>			
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

### 3. 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: Final Site Plan Approval for Jet's Pizza and Wingstop

- Petitioner's Comments: 1.
- Town Engineer's Comments:
- Town Planning Director/Building Department Comments:

Commission's Discussion: 4.

Motion:				2 <sup>n</sup>	2 <sup>nd</sup>			
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote	
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No		

### 4. 2024-12 Hanover Central High School – Waiver of requirements request

Owner: Hanover Central High School, 10120 W 133rd Ave, Cedar Lake, IN 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 waiver for required volume and freeboard between the 100-year HWL and top of berm – (detention pond)

Yes | No

Yes | No

Mation.

- 1. Petitioner's Comments:
- 2. Town Engineer's Comments:
- 3. Town Planning Director/Building Department Comments:

Yes | No

Yes | No

4. Commission's Discussion:

Yes | No

Motion:1 <sup>st</sup>							
Chuck	Greg	Robert	Pete	James	Jerry	John	Vote
Becker	Parker	Carnahan	Swick	Hunley	Wilkening	Kiepura	

# 5. 2025-03 NIPSCO Cedar Lake Mobile Substation Stormwater and Erosion Control Plan – Site Plan Approval

Yes | No

Owner/Petitioner: Northern Public Service Company, 801 E 86th Avenue,

Merrillville, IN 46410

Yes | No

Vicinity: 6816 West 133rd Avenue, Cedar Lake, IN 46303

## Request: Petitioner is requesting Site Plan approval

1 st

- 1. Petitioner's Comments:
- 2. Town Engineer's Comments:
- 3. Town Planning Director/Building Department Comments:

and

4. Commission's Discussion:

Motion		1					
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

# 6. 2025-20 – Yukon – Recommendation to the Town Council the petition to vacate public rights-of-way or public place in the Town of Cedar Lake

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 favorable recommendation to the Town Council the petition to vacate public rights-of-way or public place in the Town of Cedar Lake

- 1. Petitioner's Comments:
- 2. Town Engineer's Comments:
- 3. Town Planning Director/Building Department Comments:
- 4. Commission's Discussion:

N / - 4: - - -

Motion: _		1					
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

7. 2025-32 – Textaco, IN LLC – Waiver from Site Plan (new business-Chapter 17)

and

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

1 st

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

- 1. Petitioner's Comments:
- 2. Town Engineer's Comments:
- 3. Town Planning Director/Building Department Comments:

2nd

4. Commission's Discussion:

1 st

							_
Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kiepura	Vote
Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	Yes   No	

#### **Update Items:**

Motion:

- 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 Work Session- October 1, 2025 at 6:00 pm

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.