

**Town of Cedar  
Lake  
Plan Commission**



**Plan Commission Special Public Meeting and  
Work Session Agenda –  
October 1, 2025 - 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:**

**1. Rose Garden Estates – Unit 1 – Performance Letter of Credit in the amount of  
\$6,067,696.25 to expire on October 10, 2025**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

| Chuck<br>Becker | Greg<br>Parker | Robert<br>Carnahan | Pete<br>Swick | James<br>Hunley | Jerry<br>Wilkening | John<br>Kiepura | Vote |
|-----------------|----------------|--------------------|---------------|-----------------|--------------------|-----------------|------|
| Yes   No        | Yes   No       | Yes   No           | Yes   No      | Yes   No        | Yes   No           | Yes   No        |      |

**Old Business:**

**1. 2025-33 – Henn Holdings – Site Plan**

Owner/Petitioner: Henn Holdings, LLC, 13733 Wicker Avenue, Cedar Lake, IN 46303  
Parcel Id #s: 45-15-28-331-002.000 and 45-15-28-331-003.000-014  
Vicinity: 13640 and 13650 Alexander Street, Cedar Lake, IN 46303

**Request: Petitioner is requesting Site Plan approval for Railside – Lots 14 & 15**

**New Business:**

**1. 2025-11 – BSC Real Estate (Friary) – Concept Plan**

Petitioner: Nathan Vis, Vis Law, 12632 Wicker Avenue, Cedar Lake, IN

Owner: BSC Real Estate LLC

Vicinity: 12921 Parrish Avenue, Cedar Lake, IN 46303

Parcel Id #: 45-15-22-301-002.000-014

**Request: Petitioner is requesting a Concept Plan to Rezone to a Planned Unit Development**

**2. 2025-31 – Railside – Lot 1 – Site Plan**

Petitioner/Owner: Bluffton 23, LLC, 9025 Brookville Road, Indianapolis, IN 46239

Vicinity: 14011 Alexander Street, Cedar Lake, IN 46303

Parcel Id #: 45-15-28-386-007.000-014

**Request: Petitioner is requesting Site Plan review for Railside, Lot 1**

**3. 2025-34 – Pinto Concrete/Serrano – Site Plan & Rezone**

Owner/Petitioner: Luis Serrano, 1927 Spruce Circle, Munster, IN 46321

Parcel Id #: 45-15-20-229-017.000-014

Vicinity: 12644 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a Site Plan waiver for a new business and zoning change from B1 to B3**

**4. Sedor's Addition – Final Plat Update**

Owner: The Estate of Joseph Sedor by his personal representative Edward A. Sedor

Petitioner: Joseph C. Svetanoff, 9801 Connecticut Street, Crown Point, IN 46307

Parcel Id #: 45-15-26-181-002.000-043

Vicinity: 13616 Cedar Street, Part of Out Lots H and I, Cedar Lake, IN 46303

**Request: Petitioner is requesting previously approved Final Plat from October 20, 2021**

**5. Off Shore Estates – Maintenance Letter of Credit in the amount of \$33,388.38 to expire on October 20, 2025**

**Update Items:**

**1. Lakeside Unit 2, Block 1 – Performance Letter of Credit in the amount of \$605,505.40 to expire on November 15, 2025**

**2. Beacon Pointe – Unit 4 – Maintenance Letter of Credit in the amount of \$99,032.17 to expire on November 16, 2025**

3. **Rose Garden Estates – Unit 2 – Performance Letter of Credit in the amount of \$1,685,193.13 to expire on December 9, 2025**
4. **Railside – Performance Letter of Credit in the amount of \$1,165,934.83 to expire on December 16, 2025**
5. **Summer Winds -Unit 2 – Performance Letter of Credit in the amount of \$279,817.13 to expire on December 20, 2025**
6. **Summer Winds – Unit 3 – Performance Letter of Credit in the amount of \$14,575.48 to expire on December 23, 2025**

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

**Public Comment:**

**Adjournment:**

**Plan Commission Public Meeting- October 15, 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.*