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** Tim Kubiak, **Director of Operations** Cheryl Hajduk,

Recording Secretary

Town of Cedar



Plan Commission Public Meeting Agenda October 15, 2025 - 7:00 PM

PLEDGE	CALL TO ORDER: pm PLEDGE OF ALLEGIANCE ROLL CALL:										
Minutes: June 4, 2025 Work Session; September 17, 2025 Public Meeting											
Motion:		1	st		2 nd		_				
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					
Owne Parcel Vicini	D25-33 – He r/Petitioner: l Id #s: 45-1: ity: 13640 ar	5-28-331-002.0 and 13650 Alexa requesting Sit 1. Petition 2. Town E 3. Buildin	s, LLC, 1373 000 and 45-1; ander Street,	5-28-331-00 Cedar Lake, oval for Rai nts: omments: at Comments	IN 46303 ilside – Lots 14						
Motion: _		1 st		2 ^r	nd						
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. 2025-11 – BSC Real Estate (Friary Farms) – Rezone

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 Rezone from R-2 to a Planned Unit Development

- 1. Review of Legals
- 2. Petitioner's Comments:
- 3. Town Engineer's Comments:
- 4. Remonstrance
- 5. Building Department Comments:
- 6. Commission's Discussion:

Motion:	1	st	2^{nd}	

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

3. 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

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

Motion:	L st	2 nd

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

4. 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 - (need to ask for a deferral)

Motion:

 2^{nd} Motion: John Vote Chuck Greg Robert Pete James Jerry Becker Parker Swick Hunley Wilkening Kiepura Carnahan Yes | No Yes | No

5. 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

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

1 st

Motion: _		1 st		2 ⁿ	nd		
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. Off Shore Estates – Maintenance Letter of Credit in the amount of \$33,388.38 to expire on October 20, 2025

2nd

Motion		<u>-</u>					
	\mathcal{L}	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. Centier Bank – Boyer Construction – Performance Letter of Credit in the amount of \$71,467.00 to expire on November 19, 2025

Recommended that a Maintenance Letter of Credit be established in the amount of \$6,497.00 for a period of three years

Motion: 1^{st} 2^{nd}

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

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

Motion:		1".		2"			
	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	

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

Motion: _		1 st		2 ⁿ			
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:

11.4....

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