

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: _____ 1st _____ 2nd _____

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. 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: _____ 1st _____ 2nd _____

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. 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: _____ 1st _____ 2nd _____

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	

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:

Motion: _____ 1st _____ 2nd _____

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, 2025Motion: _____ 1st _____ 2nd _____

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. 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: _____ 1st _____ 2nd _____

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	

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

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	Pete Swick	James Hunley	Jerry Wilkening	John Kieपुरa	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: _____ 1st _____ 2nd _____

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

Update Items:

- 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.