



Plan Commission Work Session Agenda

November 5, 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

Tim Kubiak,
Director of Operations

Cheryl Hajduk,
Recording Secretary

CALL TO ORDER: ____ pm

PLEDGE OF ALLEGIANCE

ROLL CALL:

New Business:

1. 2023-06-Centennial Town Homes- Extension for Preliminary Plat

Petitioner: Chip Krusemark-Olthof Homes, 8051 Wicker Ave., St. John, IN
Owner: 133 LBM LLC, 8900 Wicker Ave., St. John, IN
Vicinity: 10702 W 141st Ave., Cedar Lake, IN
Parcel ID#: 45-15-28-176-003.000-14 & 45-15-28-327-001.000-14

Request: Petitioner is seeking a one-year extension of the planning application for the Preliminary Plat of Centennial Subdivision

2. 2025-35- Diamond Towers V-Site Plan

Petitioner: Katie Harms, 120 Mountain Ave., Springfield, NJ
Owner: Town of Cedar Lake, 7408 Constitution Ave, Cedar Lake, IN
Vicinity: 13960 Morse Street, Cedar Lake, IN
Parcel ID#: 45-15-26-376-010.000-043

Request: Petitioner is seeking a site plan approval for a cell phone tower

3. 2025-37- Quick Run Gas Station Lakeview Business Park lot 1.5 – Planned Unit Development Major or Minor Change

Petitioner: DVG Team, 1155 Troutwine Road, Crown Point, IN
Owner: Shamir Manhani, 9028 Parkside Lane, St. John, IN
Vicinity: 13795 Wicker Ave., Cedar Lake, IN; 13775 Wicker Ave., Cedar Lake, IN
Parcel ID# 45-15-28-302-005.000-014; 45-15-28-302-004.000-014; 45-28-302-003.000-014

Request: Petitioner is proposing to split three lots into two in the Lakeview Business Park Planned Unit Development to facilitate the development of a 7-fueling gas station and convenience store

4. Rose Garden Estates – Unit 2 – Performance Letter of Credit in the amount of \$1,685,193.13 to expire on December 9, 2025

5. Railside – Performance Letter of Credit in the amount of \$1,165,934.83 to expire on December 16, 2025

6. **Summer Winds -Unit 2 – Performance Letter of Credit in the amount of \$279,817.13 to expire on December 20, 2025**
7. **Summer Winds – Unit 3 – Performance Letter of Credit in the amount of \$14,575.48 to expire on December 23, 2025**

Update Items:

1. **Beacon Pointe– Unit 6 – Performance Letter of Credit in the amount of \$133,733.95 to expire on January 21, 2026**
2. **Beacon Pointe-Unit 7-Performance Letter of Credit in the amount of \$309,673.13 to expire on January 21, 2026**
3. **Rose Garden Estates-Phase 1-Performance Letter of Credit in the amount of 6,067,696.25 was approved for an extension of 90 days ending in January 2026, expiration date is October 9, 2026**

Tabled:

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

Public Comment:

Adjournment:

Plan Commission Public Meeting- November 19, 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.