

**Town of Cedar  
Lake  
Plan Commission**



**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 Kiepora,  
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 141<sup>st</sup> 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.*