



Plan Commission Public Meeting Agenda November 19, 2025 – 7:00 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:

**Minutes: June 18, 2025 Public Meeting; July 2, 2025; Work Session Meeting;
July 16, 2025 Public Meeting; August 6, 2025 Work Session**

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	

Old 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#: 45-15-28-176-003.000-014 & 45-15-28-327-001.000-014

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

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	

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

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	

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;
45-15-28-302-003.000-014

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

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	

New Business:

1. 2025-36 Dr. Leestma Medical Clinic- Site Plan Waiver for Occupancy

Petitioner: Leestma Medical clinic, INC, 519 N. Halleck Street, Demotte, IN 46310

Owner: Summer Winds Commercial, LLC, 11125 Delaware Parkway, Crown Point, IN 46307

Vicinity: 9855 Lincoln Plaza Way, Cedar Lake, IN 46303

Parcel ID# 45-15-28-227-015.000-014

Request: Petitioner is requesting a review and waiver of the site plan in order to proceed with obtaining occupancy for his business.

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	

2. 2025-38 Sherman's Towing & Recovery LLC- Site Plan Review for Occupancy

Petitioner: Andrew S. Moore, 905 Joliet St., Ste 194, Dyer, IN 46311

Owner: Andrew S. Moore, 905 Joliet St., Ste 194, Dyer, IN 46311

Vicinity: 13781 Alexander St., Unit A, Cedar Lake, IN 46303

Parcel ID# 45-15-28-333-007.000-014**Request: Petitioner is requesting a review and waiver of the site plan in order to proceed with obtaining occupancy for his business.**

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	

3. 2025-39 BT Video Systems LLC- Site Plan Waiver for Occupancy

Petitioner: James Truman, 9725 Parkway Drive, Highland, IN 46322

Owner: Andrew S. Moore, 905 Joliet St., Ste 194, Dyer, IN 46311

Vicinity: 13781 Alexander St., Unit C, Cedar Lake, IN 46303

Parcel ID# 45-15-28-333-007.000-014**Request: Petitioner is requesting a waiver of the site plan requirement in order to proceed with obtaining occupancy for his business.**

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. 2025-40 Dynasty Homebuyers LLC

Petitioner: Jake Rhodes and Seth Hardy, 200 W Glen Park Ave, Griffith, IN 46319

Owner: Dynasty Real Estate, 200 W. Glen Park Ave, Griffith, IN 46319

Vicinity: 14445 Morse Street, Cedar Lake, IN 46303

Parcel ID# 45-15-35-258-015.000-043**Request: Petitioner is requesting approval to commence outdoor renovations to their building. (Will be on the December 3, 2025 work session agenda for residential occupancy).**

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	

5. 2025-41 Eagle One Cleaning Service- Site Plan Waiver for Occupancy

Petitioner: Martin Mitenski, 716 S East Street, Crown Point, IN 46307

Owner: Brian Kubal and James Dennis Trust, 13305 Morse Street, Cedar Lake, IN 46303

Vicinity: 13201 Morse Street, Cedar Lake, IN 46303

Parcel ID# 45-15-23-454-037.000-043**Request: Petitioner is requesting a waiver of the site plan requirement in order to proceed with obtaining occupancy for his business.**

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. 2025-42 Give and Gather Thrift Store- Site Plan Waiver for Occupancy

Petitioner: Give and Gather Thrift Shop, Inc., c/o Vis Law, LLC, 12632 Wicker Ave, Cedar Lake, IN 46303

Owner: Cedar Lake Commercial, PO Box 657, St. John, IN 46373

Vicinity: 12615 Wicker Ave., Cedar Lake, IN 46303

Parcel ID# 45-15-21-101-020.000-014**Request: Petitioner is requesting a waiver of the site plan in order to proceed with obtaining occupancy for his business.**

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	

Letters of Credit:

1. Railside – Performance Letter of Credit extension of 12 months in the amount of \$1,165,934.83

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	

2. Summer Winds -Unit 2– Performance Letter of Credit in the amount of \$279,817.13 to expire on December 20, 2025 extending for 6 months

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. Summer Winds – Unit 3 – Performance Letter of Credit in the amount of \$14,575.48 to expire on December 23, 2025 extending for 6 months

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	

Update Items:

1. Lakeside-Unit 2, Block 1 -Performance Letter of Credit Extension for 6 months in the amount of \$605,505.40 was received and will expire on May 16, 2026
2. Beacon Pointe Unit 4- Maintenance Letter of Credit Extension for 6 months in the amount of \$99,032.17 was received and will expire on May 16, 2026
3. Rose Garden Estates – Unit 2 – Performance Letter of Credit Extension in the amount of \$1,685,193.13 was received and will expire on December 9, 2026

Tabled:

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

Public Comment:**Adjournment:****Plan Commission Work Session December 3, 2025 at 6:00 p.m.**

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.