

**Town of Cedar
Lake
Plan Commission**



**Plan Commission Work Session Agenda
December 3, 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:

Old Business:

1. 2025-37- Quick Run Gas Station Lakeview Business Park lot 1.5

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 requesting approval of Preliminary Plat

2. 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 seeking approval to divide one existing apartment
into two separate units on a B-1 zoned property**

New Business:

1. 2025-43- Lakeview Business Park Lot 9

Petitioner: Brad Zditosky, 4021 167th Ave., Lowell, IN 46353
Owner: Tammy Zditosky, 3944 167th Ave., Lowell, IN 46353
Vicinity: 13721 Osborn St., Cedar Lake, IN 46303
Parcel ID# 45-15-28-305-001.000-014

**Request: Petitioner is requesting approval of site plan for a new structure and
occupancy for their Modern Heating and Cooling business**

2. 2025-44- Culler – Preliminary Plat

Petitioner: Vis Law, 12632 Wicker Avenue, Cedar Lake, IN 46303

Owner: Joshua Culler, c/o Vis Law, 12532 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 9117 137th Avenue, Cedar Lake, IN 46303

Parcel ID#: 45-15-27-332-003.000-014

Request: Petitioner is requesting Preliminary Plat for lot amendment for the Winding Creek Subdivision

Letters of Credit:

- 1. Summer Winds -Unit 2– Performance Letter of Credit in the amount of \$279,817.13 to be pulled on December 10, 2025 by Town of Cedar Lake**
- 2. Summer Winds – Unit 3 – Performance Letter of Credit in the amount of \$14,575.48 to be pulled on December 10, 2025 by Town of Cedar Lake**

Update Items:

- 1. Beacon Pointe Unit 6 Performance Letter of Credit in the amount of \$133,733.95 to expire on January 27, 2026**
- 2. Beacon Pointe Unit 7 Performance Letter of Credit in the amount of \$309,673.13 to expire on January 27, 2026**

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Public Meeting - December 17, 2025 at 7:00 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.