



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 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:

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.