



**Town of Cedar
Lake
Plan Commission**

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

Plan Commission Public Meeting Agenda
December 17, 2025 – 7:00 PM

CALL TO ORDER: _____ pm

PLEDGE OF ALLEGIANCE

ROLL CALL:

Board Appointments:

1. Board of Zoning Appeals: _____

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Pete Swick	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

2. Unsafe Building: _____

Motion: _____ 1st _____ 2nd _____

Chuck Becker	Greg Parker	Robert Carnahan	James Hunley	Pete Swick	Jerry Wilkening	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	Yes No	

Minutes: August 20, 2025 Public Meeting; September 3, 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. 2025-37- Quick Run Gas Station Lakeview Business Park lot 1.5 – Preliminary Plat Approval
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 Preliminary Plat Approval

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:

Motion:

1st2nd

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. 2025-40 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 divide one existing apartment into two separate units on a B-1 zoned property

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:

Motion:

1st2nd

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. 2025-45- RHB Properties, LLC- Site Plan Waiver

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

Owner: RHB Properties, LLC, 13418 Wicker Ave, Cedar Lake, IN 46303

Vicinity: 13418 Wicker Ave, Cedar Lake, IN 46303

Parcel ID#: 45-15-29-276-011.000-014

Request: Petitioner is requesting a Site Plan waiver for business occupancy

1. Petitioner's Comments:
2. Town Engineer's Comments:
3. Building Department Comments:
4. Commission's Discussion:

Motion:

1st2nd

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 Credits:

- 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 Work Session January 7, 2026 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.