

**Town of Cedar  
Lake  
Plan Commission**



**Plan Commission Public Meeting Agenda  
January 21, 2026 – 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:**

**Nomination and Appointment of Officers:**

**Chairman**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**Vice Chairman**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**Minutes: September 17, 2025 Public Meeting; October 1, 2025 Work Session;  
October 15, 2025 Public Meeting; November 5, Work Session & Special  
Meeting; November 19, 2025 Public Meeting**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**1. 2025-27- M&L's Adventure, LLC- Rezone, Preliminary Plat and Site Plan**

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

Owner: M&L's Adventure, LLC c/o Vis Law, 12632 Wicker Avenue, Cedar Lake,  
IN 46303

Vicinity: 10715 W 133<sup>rd</sup> Ave, Cedar Lake, IN 46303

Parcel ID #45-15-28-126-017.000-014 and 45-15-28-126-023.000-014

**Request: Petitioner is requesting a Rezone from B-3 to B-2 of the property,  
Preliminary Plat and Site Plan approval**

**Rezone from B-3 to B-2 of property:**Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

1. Review of Legals
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments
6. Commission's Discussion:

**Preliminary Plat:**Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

7. Petitioner's Comments:
8. Town Engineer's Comments:
9. Building Department Comments
10. Commission's Discussion:

**Site Plan:**Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

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

**2. 2025-34 – Pinto Concrete/Serrano- Site Plan Waiver**

Owner/Petitioner: Luis E. Serrano, 1927 Spruce Cir., Munster, IN 46321

Vicinity: 12644 Wicker Avenue, Cedar Lake, IN 46303

Parcel ID# 45-15-20-229-019.000-014**Request: Petitioner is requesting Site Plan Waiver**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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 – Site Plan Approval & Final 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 Site Plan Approval & Final Plat Approval**

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

#### Final Plat:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

#### Site Plan:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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. 2025-44- Culler – Preliminary Plat Approval

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

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

Vicinity: 9117 137<sup>th</sup> Avenue, Cedar Lake, IN 46303

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

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

1. Review of Legals
2. Petitioner's Comments:
3. Town Engineer's Comments:
4. Remonstrators:
5. Building Department Comments:
6. Commission's Discussion:

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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. 2025-47- Wedding Development- Site Plan Approval and Occupancy**

Owner/Petitioner: Kim Wedding, Wedding Development, LLC, 15590 Hendricks Street, Lowell, IN 46353

Vicinity: 13791 Osborn Street, Cedar Lake, IN 46303

Parcel ID#: 45-15-28-305-005.000-014

**Request: Petitioner is requesting site plan approval for a single building on lot #13 in Lakeview Business Park Commercial/ Industrial Building and occupancy for their Concrete business**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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. 2025-48- Barbara Littles Salon- Site Plan Approval**

Petitioner: Barbara Littles, 9602 W. 135<sup>th</sup> Place, Cedar Lake, IN 46303

Owner: Tommy Littles, 9602 W. 135<sup>th</sup> Place, Cedar Lake, IN 46303

Vicinity: 9602 W 135<sup>th</sup> Place, Cedar Lake, IN 46303

Parcel ID# 45-15-28-280-006.000-014

**Request: Petitioner is requesting Site Plan approval to move hair salon to an attached garage at their home**

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

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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:**

#### **7. Crown Point Community School Corporation- Notice of Cancellation for Letter of Credit set to expire on February 19, 2026 in the amount of \$312,389.00**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

#### **8. Centennial Estates Phase 1 Maintenance Letter of Credit to expire on February 15, 2026.**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

#### **9. Cedar View Properties, LLC Performance Letter of Credit to expire on February 15, 2026 in the amount of \$14,047.00.**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

#### **10. Wicker Enterprise, LLC Performance Letter of Credit to expire on February 7, 2026 in the amount of \$11,731.50.**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

**11. Summer Winds Unit 1 Performance Letter of Credit to expire on February 15, 2026 in the amount of \$244,187.85**

Motion: \_\_\_\_\_ 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

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	

Tabled:

2023-18 Bay Bridge

2023-19 Founders Creek

2023-20 Red Cedars

**Public Comment:**

**Adjournment:**

**Plan Commission Work Session February 4, 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.*