



**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

January 21, 2026 – 7:00 PM

CALL TO ORDER: _____ pm

PLEDGE OF ALLEGIANCE

ROLL CALL:

Nomination and Appointment of Officers:

Chairman

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	

Vice Chairman

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	

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: _____ 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	

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 133rd 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: _____ 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	

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: _____ 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	

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

Site Plan: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	

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: _____ 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 – 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:

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:

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 137th 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: _____ 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. 2025-47- 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: _____ 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. 2025-48- Barbara Littles Salon- Site Plan Approval

Petitioner: Barbara Littles, 9602 W. 135th Place, Cedar Lake, IN 46303

Owner: Tommy Littles, 9602 W. 135th Place, Cedar Lake, IN 46303

Vicinity: 9602 W 135th 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: _____ 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 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

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: _____ 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	

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

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	

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

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	

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

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	

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.