



**TOWN OF CEDAR LAKE
PLAN COMMISSION**

March 19, 2025 Public Meeting Agenda – 7:00 pm

Call To Order (Time):
Pledge to Flag:
Roll Call:

- | | |
|--|---|
| <input type="checkbox"/> Chuck Becker | <input type="checkbox"/> Don Oliphant, Town Engineer, CBBEL |
| <input type="checkbox"/> Greg Parker | <input type="checkbox"/> David Austgen, Town Attorney |
| <input type="checkbox"/> Robert Carnahan | <input type="checkbox"/> Jeff Bunge, Town Manager |
| <input type="checkbox"/> James Hunley | <input type="checkbox"/> Terrence Conley, Planning Director |
| <input type="checkbox"/> Heather Dessauer, Secretary | <input type="checkbox"/> Tim Kubiak, Director of Operations |
| <input type="checkbox"/> Jerry Wilkening, Vice President | <input type="checkbox"/> Cheryl Hajduk, Recording Secretary |
| <input type="checkbox"/> John Kieपुरa, President | |

Minutes: October 16, 2024 Public Meeting; November 6, 2024 Work Session; November 6, 2024 Special Public Meeting

Old Business:

1. 2023-06 Centennial Homes

Petitioner: Chip Krusemark – Olthof Homes, 8051 Wicker Avenue, St. John, IN 46373
Owner: 133 LBM LLC, 8900 Wicker Avenue, St. John, IN 46373

Petitioner is seeking an extension of Development Plan Approval under Ordinance 1483 dated January 2, 2024 from July 2, 2025 (its current expiration) to January 2, 2026 in accordance with Cedar Lake Zoning Ordinance

2. 2023-28 Lakeside Unit 2, Block 1

Owner/Petitioner: Cedar Lake 133 LLC
Vicinity: 8900 Wicker Avenue, St. John, IN 46373

Petitioner is submitting a Certificate of Correction

3. 2024-13 Starcevich – Preliminary Plat

Owner/Petitioner: Danny Starcevich, 8601 W. 141st Lane, Cedar Lake, IN 46303
Vicinity: 8601 W. 141st Lane, Cedar Lake, IN 46303

Preliminary Plat for a One-Lot Subdivision

4. 2025-09 Vroom - One Lot Subdivision

Owner/Petitioner: Joe Vroom, 8816 W. 141st Avenue
Vicinity: 7001 W 128th Avenue, Cedar Lake, IN 46303

Concept Plan for a One-Lot Subdivision

5. 2025-10 Diamond Peak – Rezone

Owner/Petitioner: Diamond Peak Homes, Michael Herbers, 1313 White Hawk Drive, Crown Point, IN
Vicinity: 13713 Parrish Avenue, Cedar Lake, IN 46303

Rezone 13713 Parrish Avenue from B-1 to R-2

Update Items:

- 1. Rose Garden – Tom McSharry**
- 2. Summer Winds Commercial – Maintenance Letter of Credit in the amount of \$25,752.60 to expire on April 21, 2025**
- 3. 141st Partners – Performance Letter of Credit in the amount of \$473,445.50 to expire on April 22, 2025**

Discussion:

- 1. 2025-11 – BSC Real Estate (Friary)**
Petitioner: Nathan Vis, Vis Law, 12632 Wicker Avenue, Cedar Lake, IN
Owner: BSC Real Estate LLC
- 2. 2024-42 Steve Sikorevich – Use Variance**
Owner/Petitioner: Steve Sikorevich, 10120 Homestead Court, Cedar Lake, IN 46303
Vicinity: 13930 Lauerman Street, Cedar Lake, IN 46303

Discussion – Notification of New Business in Community:

- 3. 2025-13 – Dykstra**
Owner/Petitioner: 10706 W. 133rd Avenue
Vicinity: 10706 W. 133rd Avenue

Petitioner is opening a new salon in the community in place of an old salon

Tabled:
2023-18 Bay Bridge
2023-19 Founders Creek
2023-20 Red Cedars

Public Comment:

Adjournment:

Plan Commission Work Session Meeting – April 2, 2025 at 6 pm

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 Town Hall at (219) 374-7400.