



**TOWN OF CEDAR LAKE
PLAN COMMISSION
April 2, 2025 Work Session Agenda – 6:00 pm**

Call To Order (Time):

Pledge to Flag:

Roll Call:

___ Chuck Becker	___ Don Oliphant, Town Engineer, CBBEL
___ Greg Parker	___ David Austgen, Town Attorney
___ Robert Carnahan	___ Ben Eldridge, Town Manager
___ James Hunley	___ Terrence Conley, Planning Director
___ Heather Dessauer, Secretary	___ Tim Kubiak, Director of Operations
___ Jerry Wilkening, Vice President	___ Cheryl Hajduk, Recording Secretary
___ John Kiepora, President	

Old Business:

1. 2023-13 – Lakeside Unit 2, Block 2

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

Vicinity: 5711 W. 133rd Avenue, Cedar Lake, IN

Request: Final Plat for Lakeside Unit 2, Block 2

2. 2025-05 – Steuer/Oliphant – Preliminary Plat for a One Lot Subdivision

Owner/Petitioner: CBBEL, Don Oliphant, 214 S. Main Street, Suite 201, Crown Point, IN 46307

Vicinity: 13941 Morse Street, Cedar Lake, IN 46303

Petitioner is requesting a Preliminary Plat for a One Lot Subdivision

3. 2025-12 – Henn & Sons – Concept Plan

Owner/Petitioner: Tom and Barb Littles, 9602 W. 135th Place, Cedar Lake, IN 46303

Vicinity: 13318 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Concept Plan for an existing business

New Business:

1. 2025-06-Surf Internet

Owner: Surf Internet

Request: Installation of new Town wide service using fiber optic cables

2. 2025-07 – NRAA Family Investments – Site Plan for Railside, Lot 6

Owner/Petitioner: NRAA Family Investments, 11688 Patterson St., Cedar Lake, IN 46303

Vicinity: Railside

Request: Site Plan for Railside, Lot 6

3. 2025-08 – Henn Holdings, LLC – Site Plan for Railside, Lot 26

Owner/Petitioner: Henn Holdings, LLC, 13733 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: Railside

Request: Site Plan for Railside, Lot 26

4. 2025-14 – Radlovich

Owner/Petitioner: Red Carpet Smoke Shop, 13202 Wicker Avenue, Suite A, Cedar Lake, IN

Vicinity: 13202 Wicker Avenue, Suite A, Cedar Lake, IN

Request: Petitioner is requesting use of the existing pick-up window for the business.

5. 2025-15 – Recupito

Owner/Petitioner: Alexander Recupito, 10819 133rd Avenue, Cedar Lake, IN

Vicinity: 10819 133rd Avenue, Cedar Lake, IN

Request: Petitioner wants to rent single family home while running business on the property

5. 2025-16 – ServPro – New Satellite location

Owner: 14420 Morse Street, LLC, 14420 Morse Street, Cedar Lake, IN 46303

Petitioner: Burton Enterprises, LLC, 1437 W. Lincoln Highway, Schererville, IN 46375

Request: Petitioner would like to open a satellite location

6. 2025-17 – Hebron Golf Carts – Transient Merchant Permit Occupancy

Owner: Jamie Vesely, 19102 Wicker Avenue, Lowell, IN 46356

Petitioner: Jacqueline Goodman, d/b/a Hebron Golf Carts, 244 West 900 South, Hebron, IN 46341

Vicinity: 9602 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Transient Merchant Permit Occupancy at Scooter Scooterz

7. 2025-18 – Leithleiter

Owner: Tanner, Morey, 13320 Lincoln Plaza, #4, Cedar Lake, IN

Petitioner: Jamie Leithleiter, Focus Nutrition, 10432 Nicklus Street, Crown Point, IN 46307

Vicinity: 13320 Lincoln Plaza, #4, Cedar Lake, IN

Request: Welcome of a new business to community

Plan Commission
April 2, 2025

Update Items:

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

Tabled:

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

Public Comment:

Adjournment:

Plan Commission Public Meeting – April 16, 2025 at 7 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.