



**TOWN OF CEDAR LAKE  
PLAN COMMISSION  
April 16, 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"/> Ben Eldridge, Town Manager
<input type="checkbox"/> James Hunley	<input type="checkbox"/> Terrence Conley, Planning Director
<input type="checkbox"/> Jerry Wilkening, Vice President	<input type="checkbox"/> Tim Kubiak, Director of Operations
<input type="checkbox"/> John Kieपुरa, President	<input type="checkbox"/> Cheryl Hajduk, Recording Secretary

**Minutes:** November 20, 2024 Public Meeting; December 4, 2024 Work Session

**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. 133<sup>rd</sup> Avenue, Cedar Lake, IN

**Request: Final Plat for Lakeside Unit 2, Block 2**

**2. 2024-42 Steve Sikorevich – Change of Use Variance**

Owner/Petitioner: Steve Sikorevich, 10120 Homestead Court, Cedar Lake, IN 46303  
Vicinity: 13930 Lauerman Street, Cedar Lake, IN 46303

**Request: Plan Commission Approval and Recommendation to Town Council for Variance of Use.**

**3. 2025-05 – Steuer/Oliphant – Final 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 the Final Plat for a One Lot Subdivision**

- 4. 2025-06-Surf Internet**  
Owner: Surf Internet

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

- 5. 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 Approval for Railside, Lot 6 (PUD)**

- 6. 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 Approval for Railside, Lot 26 (PUD)**

- 7. 2025-12 – Henn & Sons – Concept Plan**  
Owner/Petitioner: Tom and Barb Littles, 9602 W. 135<sup>th</sup> Place, Cedar Lake, IN 46303  
Vicinity: 13318 Wicker Avenue, Cedar Lake, IN 46303

**Request: Petitioner is requesting a waiver for a Site Plan, parking, drainage, paving, lighting and signage that is currently on the lot for the new addition**

- 8. 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 drive-up service window for the business.**

- 9. 2025-15 – Recupito**  
Owner/Petitioner: Alexander Recupito, 10819 133<sup>rd</sup> Avenue, Cedar Lake, IN  
Vicinity: 10819 133<sup>rd</sup> Avenue, Cedar Lake, IN

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

- 10. 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: Approval for a New Satellite Business in This Existing Location**

- 11. 2025-17 – Hebron Golf Carts – Second Use 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  
Vicinity: 9602 W. 133<sup>rd</sup> Avenue, Cedar Lake, IN 46303

**Request: Approval for a Second Use Occupancy Permit at Scooter Shooterz**

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**12. 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: Approval of a new business to community (like for like)**

**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. 141<sup>st</sup> 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 Work Session Meeting – May 7, 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.*