



TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS – PUBLIC MEETING

February 13, 2014 7:00 P.M.

Call to Order: 7:05 p.m.

Roll Call:

Present	Eric Olson	Present	Tim Kuiper
	Member		Town Attorney
Present	Tim Kubiak	Present	Jeremy Kuiper
	Member		Chairman
Present	Jeff Bunge	Present	Shelly Myers
	Vice Chairman		Recording Secretary

Election of Officers:

- A. **Chairman:** Motion to elect Jeremy Kuiper made by Tim Kubiak, seconded by Eric Olson.
Vote 4-0
- B. **Vice Chairman:** Motion to elect Jeff Bunge made by Tim Kubiak, seconded by Eric Olson.
Vote 4-0

Retention of Services:

- A. **Legal Services:** Motion to retain Austgen Kuiper & Associated made by Tim Kubiak, seconded by Eric Olson. Vote:4-0

Approval of December 12, 2013 public meeting minutes.

Motion made to defer the approval made by Jeff Bunge and seconded by Tim Kubiak.

Vote 4-0.

No fifth member has yet to been appointed to the BZA, however we will get clarity on this topic.

New Business:

1. Eugene Goc/Terri Cox- Special Use Variance

Owner/ Petitioner: Eugene Goc/Terri Cox, 8505 W. 139th St., Cedar Lake, IN 46303
Vicinity: 8600 W. 139th Ct., Cedar Lake, IN 46303
Legal Description: LAKE SHORE ADD. L.7 BL.3 S'LY 90.65FT'W. LINE M.L.8 BL.3 S'LY 13 FT. L.9 BL.3

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title VIII- Residential (R-2) Zoning District which states, "The general character of this Residential Zoning District is to consist of single-family dwellings, set on medium sized building lots. Non-residential uses would be of similar character as those in Residential (R-1) Districts."

The Petitioner is requesting a Special Use Variance to allow a masonry business to use this site as office space.

- a.) Attorney to Review Legals: Tim Kuiper stated that all legals are in order for tonight's public meeting.
- b.) Petitioner's Comments: Petitioner Terri Cox stated that she is asking for a masonry business. It will be specifically just the two people, a father and son in the office. Using it for office space only. It will be the actual business office location. Approximate business hours will be 9:00am-7:00 pm. Two pickup trucks to be on premises. The only improvements planned will be installation of a new furnace.
- c.) Remonstrators: There were no remonstrators present.
- d.) Building Department's Comments: None.
- e.) Board's Discussion: Tim Kubiak expressed his concern about the legals that were advertised being vague and not specific in stating that this is not just for office space but a space to be occupied by a masonry business. Tim Kubiak stated that he had no concern with the Petitioners request and felt that this is a good business for this site; however, did feel that the public wasn't properly notified of the specifics.
- f.) Board's Recommendation to Council:
Motion made by Tim Kubiak seconded by Jeff Bunge to send a favorable recommendation to the Town Council to allow a masonry company to use this site as office space only, contingent that there is no outdoor storage, no service vehicles or overnight parking, no shop operations, and to include the findings of fact.

BZA Minutes 2.13.14

Eric Olson	Tim Kubiak	Jeff Bunge	Jeremy Kuiper
YES	YES	YES	YES

Vote: 4-0

Public Comment: None.

Adjournment: Time: 7:43PM

Eric Olson

Jeff Bunge, Vice Chairman

Tim Kubiak

Jeremy Kuiper, Chairman

Attest: _____
Shelly Myers, Recording Secretary