



TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS – PUBLIC MEETING
March 13, 2014 7:00 P.M.

Call to Order: 7:05 p.m.

Roll Call:

Absent	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
Present	Diane Cusack	Absent	Ian Nicolini
	Member		Town Manager

Minutes: Approval of Public Meeting Minutes from February 13, 2014
Motion made by Tim Kubiak and seconded by Jeff Bunge to approve the February 13, 2014 minutes.
Vote: 4-0

New Business:

1. Brian DeVries –Developmental Variance

Owner/ Petitioner: Brian DeVries, 13701 Lauerma Cottage #56,Cedar Lake Indiana 46303
Vicinity: 13701 Lauerma Cottage#56, Cedar Lake IN. 46303
Legal Description: Cedar Lake Ministries Lot #57 & Outlot 57
Request: This Developmental Variance is to allow petitioner to rebuild an existing home on a total lot area of 5,889 square feet, have a side yard setback of five (5) feet, a front yard setback of twelve (12) feet, extend existing rear yard twelve (12) feet which will be less than the 25% minimum required, and exceed the 25% required overall building coverage.

- a.) Attorney to Review Legals: Tim Kuiper stated that the notices and publications are in are in order for tonight’s public meeting. There was also an approval letter from Cedar Lake Ministries which was a prerequisite for this item.
- b.) Petitioner’s Comments: Petitioner Brian Devries presented his request for the developmental variance. He allowed the commissioners to look in depth at the plan, existing footprint and discussed options, lot sizes and improvements that he has planned.
- c.) Remonstrators: There were no remonstrators present.
- d.) Building Department’s Comments: None.
- e.) Board’s Discussion: Commissioners discussed possible options for some of the issues at hand.
- f.) Board’s Decision :Motion made by Tim Kubiak seconded by Diane Cusack to grant the variance as requested with maintaining a fifteen (15)foot front yard (west) setback, a five(5) foot north and a five(5) foot on the south to be maintained with no additional obstructions also maintaining the five(5) foot from the walk path for the proposed deck. And for the footprint not exceed 2500 square feet to include the findings of fact.

Eric Olson	Diane Cusack	Time Kubiak	Jeff Bunge	Jeremy Kuiper
ABSENT	YES	YES	YES	YES

Vote: 4-0

2. Phillip and Sharon Needler –Developmental Variance

Owner/ Petitioner: Phillip and Sharon Needler 13701 Lauerma Cottage #1A,Cedar Lake Indiana 46303
Vicinity: 13701 Lauerma Cottage#1A, Cedar Lake IN. 46303
Legal Description: Cedar Lake Ministries Lot #2
Request: This Developmental Variance is to allow petitioner to expand basement and add an addition to the first floor with a side yard setback of three(3) and six (6) feet, lot coverage of greater than 25% and rear yard setback less than the 25% required minimum.

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- a.) Attorney to Review Legals: Tim Kuiper stated that the notices and publications are in are in order for tonight’s public meeting.
- b.) Petitioner’s Comments: Petitioner Phillip and Sharon Needler presented their request for the developmental variance. They allowed the commissioners to look in depth at the plan, existing footprint and discussed options, lot sizes and improvements that they have planned.
- c.) Remonstrators: There were no remonstrators present; however a remonstrator letter submitted by Leonard & Theresa Boer was read by Attorney Tim Kuiper. The letter raised their concerns of the purposed changes being too close to their property and their view obstructions.
- d.) Building Department’s Comments: None.
- e.) Board’s Discussion: Commissioners discussed possible options for requirements.
- f.) Board’s Decision: Motion made by Tim Kubiak and seconded by Diane Cusack to grant the variance as requested in addition to when the house is lifted for the basement with six (6) foot side yards being maintained on east and west sides as well as the proposed addition as shown to include the findings of fact.

Eric Olson	Diane Cusack	Time Kubiak	Jeff Bunge	Jeremy Kuiper
ABSENT	YES	YES	YES	YES

Vote: 4-0

**Cedar Lake Ministries offered to let the remonstrator know the outcome of the meeting tonight, to which Attorney Tim Kuiper reviewed the procedures that are followed with the normal process and that that was not necessary.

Public Comment: None

Adjournment: Motion was made by Jeff Bunge and seconded by Time Kubiak to adjourn the meeting.

Time: 8:15pm

Eric Olson

Jeff Bunge, Vice Chairman

Tim Kubiak

Jeremy Kuiper, Chairman

Diane Cusack

Attest: _____
Shelly Myers, Recording Secretary