



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
PUBLIC MEETING  
June 11, 2020 7:00 P.M.**

In accordance with the Governor's Executive order relating to COVID-19, in person attendance of tonight's Board of Zoning Appeals meeting will be limited. We have arranged a live stream of the meeting so those interested can view it from home.

The meeting is slated to start at 7pm. You can view the meeting via our website at <https://cedarlakein.org/view-town-meetings/>, then click on "View Broadcast" under the Live Broadcast. You must join the meeting through the link to participate during public comment.

Due to the unique nature of this meeting, the Town of Cedar Lake will accept public comment submitted electronically. If you have a question or comment about an item on the agenda, please email that question or comment to [michelle.bakker@cedarlakein.org](mailto:michelle.bakker@cedarlakein.org). Ms. Bakker will ensure that all submissions are shared with the elected officials of the Town and that the submission will also be entered into the minutes of the meeting. Please keep your comments civil and constructive to the policy issues on the agenda.

Call to Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

- |  |  |
|--|--|
| <input type="checkbox"/> Nick Recupito   | <input type="checkbox"/> David Austgen, Town Attorney            |
| <input type="checkbox"/> Jerry Wilkening | <input type="checkbox"/> Tim Kubiak, Director of Operations      |
| <input type="checkbox"/> John Kiepura    | <input type="checkbox"/> Michelle Bakker, Building Administrator |
| <input type="checkbox"/> Jeremy Kuiper   | <input type="checkbox"/> Tammy Bilgri, Recording Secretary       |
| <input type="checkbox"/> Jeff Bunge      |  |

**Minutes:**

May 14, 2020 Public Meeting

Motion: _____		2 <sup>nd</sup> : _____			
Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**Old Business:**

**1. Daley – Special Use Variance**

Owner: Cedar Lake Commercial, 9700 Industrial Dr., Cedar Lake, IN 46303  
Petitioner: Richard Daley, 12841 Wicker Ave., Cedar Lake, IN 46303  
Vicinity: 12841 Wicker Ave., Cedar Lake, IN 46303  
Legal Description: SW.1/4 SW.1/4 NW.1/4 S.21 T.34 R.9 (120x346.17ft) 0.95Ac  
Tax Key Number(s): 45-15-21-151-031.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title XIII-Community Business (B-2) Zoning District

***This Special Use Variance is to allow the Petitioner to operate Auto Exchange a used auto dealer a B-3 use in a B-2 Zoning District***

**Deferred from March 12, 2020 Public Meeting**  
**Deferred from May 14, 2020 Public Meeting**

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Recommendation To Town Council:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**New Business:**

**1. Klimek- Developmental Variance**

Owner/Petitioner: Paul Klimek, 14819 B Carey St., Cedar Lake, IN 46303  
Vicinity: 14819 B Carey St., Cedar Lake, IN 46303  
Legal Description: Lynnsway Unit 2 S.72.5ft of Lot 79  
Tax Key Number(s): 45-15-33-477-033.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXI-Fence Regulations: Section 1: A. 1) No fences shall be located in a front yard; Section B. 2) The fence shall not exceed a height of four feet (4'); however, if the fence is constructed with material such as wrought iron or wood piers, a six foot (6') high fence is allowed if the entire fence design is at least fifty percent (50%) open to allow increased visibility to pedestrians and motorists

***This Developmental Variance is to allow the Petitioner to build a six ft. (6') privacy fence in a front yard with a setback of twenty-one ft. (21') off of 148<sup>th</sup> Place***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**2. Schmeichel - Developmental Variance**

Owner/Petitioner: Eric & Dawn Schmeichel, 14943 Ivy St., Cedar Lake, IN 46303

Vicinity: 14943 Ivy St., Cedar Lake, IN 46303  
Legal Description: Lynnsway Unit 3 Lot 155  
Tax Key Number(s): 45-19-04-230-005.000-057

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXI-Fence Regulations: Section 1: A. 1) No fence shall be located in the front yard

***This Developmental Variance is to allow the Petitioner to build a fence in the front yard of a through lot***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

### 3. Larson - Use Variance

Owner: David & Amy Larson, 9621 Eagle Crest Ct., Cedar Lake, IN 46303  
Petitioner: Howard Skorka 15714 Colfax St., Lowell, IN 46356  
Vicinity: 9720 W. 133<sup>rd</sup> Ave., Cedar Lake, IN 46303  
Legal Description: W.110FT. OF E.660FT OF W.180FT Ex. S.40ft OF SE1/4 S21 T.34 R.9 0.354AC  
Tax Key Number(s): 45-15-21-476-010.000-014

Request: Petitioner is requesting a Use Variance from Zoning Ordinance No. 496, Title XIV: General (B-3) Zoning District

***This Use Variance is to allow the Petitioner to have six (6) picnic tables for outdoor seating***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Recommendation to Town Council:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

### 4. Braun – Developmental Variance

Owner/Petitioner: Raymond Braun, 8706 Truman Circle, Cedar Lake, IN 46303  
Vicinity: 8706 Truman Circle, Cedar Lake, IN 46303

Legal Description: Consumers Tract Plat HM of Bartletts Add Cedar Lake BL.2 Lot 13 & W.47ft of Lot 7

Tax Key Number(s): 45-15-22-459-021.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 4: C. Side Yard: On each lot, except otherwise specified, there shall be two (2) side yards, each having a width of not less than eight (8) feet and the aggregate width of both side yard on any lot shall not be less than twenty percent (20%) of the width of the lot

***This Developmental Variance is to allow the Petitioner to build a twenty-four ft. x twenty-two ft. (24'x22') attached garage with a three foot (3') side yard setback***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

## 5. Price Point Builders - Developmental Variance

Owner: Ruben Farfan, 8918 W. 103<sup>rd</sup> St., St. John, IN 46373  
Petitioner: Price Point Builder, LLC, PO Box 1343, Crown Point, IN 4308  
Vicinity: 12727 Wrightwood Ave., Cedar Lake, IN 46303  
Legal Description: Shades Add Plat LM Block 1 Lots 5 to 16 & N.7ft of Lot 17  
Tax Key Number(s): 45-15-22-277-027.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 4: B. Front Yard: On all other streets, a distance of thirty (30) feet; D. Rear Yard: there shall be a rear yard on not less than twenty-five percent (25%) of the depth of the lot

***This Developmental Variance is to allow the Petitioner to build a new home with a front yard setback of twenty ft. (20') and a rear yard setback of nine ft. sixty-seven in. (9'67")***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick	Jerry	John	Jeff Bunge	Jeremy	Vote

Recupito	Wilkening	Kiepora		Kuiper	

**Public Comment:**

**Adjournment:** Time: \_\_\_\_\_

**Press Session:** Board of Zoning Appeals Meeting – July 9, 2020 at 7:00pm

*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.*

