



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
October 8, 2020 7:00 P.M.**

In accordance with the Governor's Executive order relating to COVID-19, we have arranged a live stream of tonight's meeting at <https://cedarlakein.org/view-town-meetings/>. You must join the meeting through the link to participate during public comment. If you have a question or comment about an item on the agenda, please email michelle.bakker@cedarlakein.org by 4 pm. Ms. Bakker will ensure that all submissions are shared and submission entered into the minutes of the meeting. Please keep your comments civil and constructive to the public policy issues.

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:

September 10, 2020 Public Meeting

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

Old Business:

1. Nick's Tavern Update

Owner/Petitioner: Al Murawski, Nick's Tavern, 13231 Wicker Ave., Cedar Lake, IN 46303
Vicinity: 13231 Wicker Ave., Cedar Lake, IN 46303

***This Use Variance is to allow the Petitioner have outdoor dining,
outdoor alcohol sales and outdoor entertainment***

2. Porter – Special Use Variance

Owner: Porter Bros., LLC, 2805 W. 47th Ave., Gary, IN 46408
Petitioner: Tim Porter, 2805 W. 47th Ave., Gary, IN 46308
Vicinity: 9019 W. 133d Ave., Cedar Lake, IN 46303
Legal Description: Pt. SE.1/4 SW.1/4 S.22 T.34 R.9 2.25Ac
Tax Key Number(s): 45-15-22-389-003.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title XVI-Light Industrial (M-1) Zoning District

This Special Use Variance is to allow the Petitioner to operate an indoor/outdoor storage facility for boats, RV's, cars and trucks

Deferred from September 10, 2020

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

Motion:		2 nd :			
Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

3. Middleton - Use Variance

Owner: Brian LaLonde, 9854 Hedwig Dr., St. John, IN 46373
Petitioner: Larry Middleton, 7241 W. 134th Pl., Cedar Lake, IN 46303
Vicinity: 13640 Morse St., Cedar Lake, IN 46303
Legal Description: E.140.4FT OF THE 158.8FT. LY'G BTWN ELIZABETH ST. & IDA ST. IN THE W.1/2 S.26 T.34 R.9 .511AC.
Tax Key Number(s): 45-15-26-185-032.000-043

Request: Petitioner is requesting a Use Variance from Zoning Ordinance No. 496, Title XII-Neighborhood Business (B-1) Zoning District

This Use Variance is to allow the Petitioner to operate two (2) businesses on a lot in a B-1 Zoning; a construction office with outdoor storage for a dump truck and camper and a photography studio

Deferred from September 10, 2020

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

Motion: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

New Business:

1. Young – Developmental Variance

Owner: 524 LLC, 1201 N. Main St., Crown Point, IN 46307
 Petitioner: Bruce Young, Price Point Builders, PO Box 1343, Crown Point, IN 46308
 Vicinity: 14402 Windsor Place, Cedar Lake, IN 46303
 Legal Description: Shades Add Plat B Block 12 Lots 1 to 4
 Tax Key Number(s): 45-15-35-282-006.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District-Section 4: B. Front Yard: 4) 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-five ft. (25') and a rear yard setback of fifteen ft. (15')

- 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: _____ 2nd: _____

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

2. Carns – Developmental Variance

Owner/Petitioner: Michael Carns, 9001 W. 142nd Ave., Cedar Lake, IN 46303
 Vicinity: 9001 W. 142nd Ave., Cedar Lake, IN 46303
 Legal Description: Jane Dwan Sub. lots 38,39,40,41&42 Subj. to easment
 Tax Key Number(s): 45-15-34-129-036.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1: 2) Exterior wall height shall not exceed ten (10') feet from the finish floor surface; Height of fourteen feet (14'), Maximum Size: eight hundred square feet (800 sq. ft.); 7) Metal and Post Buildings: Metal and post building types of construction shall not be permitted in this Residential Zoning District as a Primary or Accessory use. Any accessory building greater than one thousand one (1,001) square feet in size be exempt from this provision

This Developmental Variance is to allow the Petitioner to build a 30'x40' (1,200 sq. ft) pole barn with a height of sixteen ft. (16') and a side wall height of eleven ft. (11') to replace an existing garage eight hundred sq. ft. (800 sq. ft.) with storm damage

- 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 nd : _____			
Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

Public Comment:

Adjournment: Time: _____

Press Session: Board of Zoning Appeals Meeting – November 12, 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.