



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
January 14, 2021 7:00 P.M.**

Call to Order (Time): _____

Pledge to Flag:

Roll Call:

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

1. Nomination and Appointment of Officers:

President: _____

Motion: _____ 1st _____ 2nd _____

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

Vice President: _____

Motion: _____ 1st _____ 2nd _____

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

2. Retention of Services:

Legal Services: _____

Motion: _____ 1st _____ 2nd _____

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

Minutes:

December 10, 2020 Public Meeting

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

Old Business:

1. Porter – Special Use Variance

Owner: Cedar Lake Storage LLC, 9019 W. 133rd Ave., Cedar Lake, IN 46303
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

Motion was made at the Town Council meeting on December 15, 2020 to send this request back to the BZA

- 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

New Business:

1. Govert – Developmental Variance

Owner: Steve Govert, 13406 Wicker Ave., Cedar Lake, IN 46303
Petitioner: Justin Govert, 13406 Wicker Ave., Cedar Lake, IN 46303
Vicinity: 13406 Wicker Ave., Cedar Lake, IN 46303
Legal Description: N1/2 OF S4AC OF E221/2 RODS NE NE S29 T34 R9 EXC N76.06FT
1.352AC SUBJ TO EASEMENT
Tax Key Number(s): 45-15-29-229-031.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXII: Sign Regulations: Section 1: A. Signs which display any flashing or intermittent lights, or lights changing intensity or color, except signs indicating time or weather conditions

This Developmental Variance is to allow the Petitioner to install a digital message board

- 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. Terry – Developmental Variance

Owner/Petitioner: Brian & Candice Terry, 6712 W. 145th Ave., Cedar Lake, IN 46303
Vicinity: 6712 W. 145th Ave., Cedar Lake, IN 46303
Legal Description: Shades Add Cedar Lake Plat B Blk 10 Lots 22,23,24,25,26,27
Tax Key Number(s): 45-15-35-284-043.000-043

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; C. 2) IF the fence is constructed with a material such as wrought iron or wood piers, a six foot (') high fence is allowed if the entire fence design is fifty percent (50%) open and the fence is setback a minimum of six feet (6") from the side lot line

This Developmental Variance is to allow the Petitioner to have a six ft. (6') privacy fence in the front yard on a corner lot with a zero ft. setback from 145th and a zero ft. setback from Hobart

- 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

3. Krizmanic – Developmental Variance

Owner/Petitioner: Regena Krizmanic, 7305 Lake Shore Dr., Cedar Lake, IN 46303
 Vicinity: 13431 Bryan St., Cedar Lake, IN 46303
 Legal Description: 2ND RESUB. BL.6 SHADES ADD. CEDAR LAKE, PLAT 'A.A' L.15
 Tax Key Number(s): 45-15-23-329-032.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 1: B. Front Yard: 4) On all other streets, a distance of thirty (30) Feet

This Developmental Variance is to allow the Petitioner to build a deck in the front yard of a corner lot with a twelve ft. eight in. (12'8") setback from Bryan St. and a twelve ft. (12') setback from 134th Lane

- 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

4. Sikorevich – Special Use Variance

Owner/Petitioner: Steve Sikorevich, 3235 Saric, Ct., Unit 1A, Highland, IN 46322
 Vicinity: 13930 Lauerman St., Cedar Lake, IN 46303
 Legal Description: Pt. E.1/2 SE.1/4 SW.1/4 S.27 T.34 R.9 (248x251x100x248x100x251ft)
 1.99Ac
 Tax Key Number(s): 45-15-27-376-032.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 1: Intended Purposes: 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.

This Special Use Variance is to allow the Petitioner to have a multi-family residence with a B-1 Medical Office in a R-2 Zoning District

- 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

Public Comment:

Adjournment: Time: _____

Press Session: Board of Zoning Appeals Meeting – February 11, 2021 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.