



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
February 11, 2021 7:00 P.M.**

Call to Order (Time): _____

Pledge to Flag:

Roll Call:

- ☐ Nick Recupito
- ☐ Jerry Wilkening
- ☐ John Kiepura
- ☐ Jeremy Kuiper
- ☐ Jeff Bunge

- ☐ David Austgen, Town Attorney
- ☐ Tim Kubiak, Director of Operations
- ☐ Michelle Bakker, Building Administrator
- ☐ Tammy Bilgri, Recording Secretary
- ☐ Teri Knowles, Recording Secretary

Minutes:

January 14, 2021 Public Meeting

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

Old Business:

1. 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 Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

New Business:

1. Hanover High School – Developmental Variance

Owner/Petitioner: Hanover Community School Corp., 10120 133rd Ave., Cedar Lake, IN 46303
Vicinity: 10120 133rd Ave., Cedar Lake, IN 46303
Legal Description: Hanover Central Campus Sub Lot 1Ex. Fieldhouse & Spec. gym parcel
Tax Key Number(s): 45-15-21-451-005.000-014

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 install six ft. (6') vinyl coated chain link fencing in a front yard along new parking lots and around the sports practice fields; and to allow six ft. (6') high ornamental architectural fencing in a front yard parallel to 133rd Avenue directly north of the sidewalk along the practice fields

- 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 Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

2. Hernandez – Developmental Variance/Special Use Variance

Owner: EYM Group, 450 E. John Carpenter Fwy., Ste. 100, Irving, TX 75062
Petitioner: Juan Manuel Hernandez, 450 E. John Carpenter Fwy., Ste. 100, Irving TX 75062
Vicinity: 13300 Lincoln Plaza, Cedar Lake, IN 46303
Legal Description: S.56.46ft of N.106.46ft of W.185ft of E.505.02ft of E.1/2 NE.1/4 S.28 T.34 R.9 .284Ac subj. to easement
Tax Key Number(s): 45-15-28-228-001.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXII-Sign Regulation: Section 3 A. 1. No more than two (2) on-premise signs shall be allowed on a zoning lot; Title XXVII-Off Street Parking: Section 4: Parking Spaces: The number of parking spaces required for any particular building or use shall be calculated on the basis of specific need. A calculation of the number of spaces needed resulting in a fraction of space shall be corrected by deleting any space less than one-half (1/2) of a full space or by adding one (1) space for any space one-half (1/2) or more than one-half (1/2) of a full space: Title XII-Neighborhood Business B-1 Zoning District

This Developmental Variance is to allow the Petitioner to add an additional exterior sign and maximum number of parking spaces to be seven (7) for any B-1 business.

- 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

This Special Use Variance is to operate two (2) businesses on a lot in a B-1 Zoning District

- g) Attorney to Review Legals:
- h) Petitioner's Comments:
- i) Remonstrators:
- j) Building Department's Comments:
- k) Board's Discussion:
- l) 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 – March 11, 2021 at 7:00pm

BZA Public Meeting

February 11, 2021

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.