



**TOWN OF CEDAR LAKE
BOARD OF ZONING APPEALS
PUBLIC MEETING
December 9, 2021 7:00 pm**

Call To Order: _____ pm

Pledge to Flag

Roll Call:

___ Ray Jackson

___ Jerry Wilkening

___ John Kiepura

___ Jeff Bunge, Vice Chairman

___ Nick Recupito, Chairman

___ Jill Murr, Planning Director

___ Ashley Abernathy, Recording Secretary

___ David Austgen, Town Attorney

Minutes:

November 10, 2021

New Business:

1. Wahlberg – 7309-7319 Lake Shore Drive – Variance of Use

Owner: S&N LLC, 739 S. Arbogast St., Griffith, IN 46319

Petitioner: Fred Wahlberg, 739 S. Arbogast St., Griffith, IN 46319

Vicinity: 7309 - 7319 Lake Shore Drive, Cedar Lake, IN 46303

Request: **Petitioner is requesting a Variance of Use to allow a Residential (R-2) Zoning use on lots zoned Neighborhood Business (B-1) Zoning.**

2. Cedar Lake Storage – 9019 W. 133rd – Special Use Variance

Owner/Petitioner: Cedar Lake Storage LLC, Tim Porter, 9019 W. 133rd Ave., Cedar Lake, IN 46303

Vicinity: 9019 W. 133rd Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting an amendment to the time to complete the projects on the Special Use Variance approval for the indoor/outdoor storage facility.

This Special Use Variance amendment is to allow the Petitioner an extension of time to complete the projects consistent with the project phasing timeline approved by the Plan Commission with their site plan. Amending the time of one year to complete the projects to complete Phase 1 by June 30, 2022 and Phase 2 by September 15, 2024.

3. Sine – 12725 Maple Street – Developmental Variance

Owner/Petitioner: Richard and Kristin Sine, 12725 Maple St., Cedar Lake, IN 46303

Vicinity: 12725 Maple St., Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII – Residential (R-2) Zoning District Section 5: Building Size: B. Attached Garages: Maximum attached garage size shall be 864 sq. ft.

This Developmental Variance is to allow the Petitioner to build an addition with a 1,100 sq. ft. attached garage in an R-2 Zoning District.

4. Horton – 14425 Dragus – Developmental Variance

Owner/Petitioner: Cheri Horton, 14425 Dragus Dr., Cedar Lake, IN 46303
Vicinity: 14425 Dragus Dr., Cedar Lake, IN 46303
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 replace an existing fence in the front yard setback of a corner lot along Riskin Road.

5. Bowman – 13505 Dewey St. – Developmental Variance

Owner/Petitioner: Darrin Bowman, 10001 W 113th Ave., Cedar Lake, IN 46303
Vicinity: 13505 Dewey St., Cedar Lake, IN 46303
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 and 8) Fences shall not be constructed of chain link, wire or an equivalent type of material adjacent to any street.

This Developmental Variance is to allow the Petitioner to replace a previously removed chain link fence and install a six (6') foot chain link fence in the front yards of a through lot; setback one (1') foot to three and one-half (3.5') feet along Dewey Street and Lee Street.

6. Tonn & Blank Construction – Franciscan Cedar Lake Health Center – Developmental Variance

Owner: R.M. Teibel & Associates, Inc., PO Box 1313, Lafayette, IN 47902
Petitioner: Tonn & Blank Construction, 1623 Greenwood Avenue, Michigan City, IN 46360
Vicinity: 6831 W. 133rd Avenue, Cedar Lake, IN 46303
Request: Petitioner is requesting a Use Variance from Zoning Ordinance No. 496, Title XXVII – Section 4: Off-Street Parking

This Developmental Variance is to allow the Petitioner to have additional parking in the front yard.

Old Business:

1. Wiers – Electric Power Solutions LLC – Variance of Use & Developmental Variance

Owner: John & Darlene Boersma, 11703 Upper Peninsula Ln., St. John, IN 46373
Petitioner: Jeff Wiers (Electric Power Solutions LLC), PO Box 712, St. John, IN 46373
Vicinity: 12828 Wicker Avenue, Cedar Lake, IN 46303

Requests: Petitioner is requesting a Variance of Use from Zoning Ordinance No. 496, Title XX – Supplementary Zoning District Regulations: Principal Structure/Use Limitations.

The Variance of Use is to allow the Petitioner to have two (2) principal structures on a lot in a B-3 Zoning District with multiple tenants in each building.

Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XIV – Community Business- Section 1. Intended Purpose D. and Section 5. C. Side Yard; Title XXVII – Section 4: Off-Street Parking: Section H. In Yards; and Title XXII – Sign Regulations.

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This Developmental Variance is to allow the Petitioner to utilize the natural buffer as screening to adjacent residential zoning; to allow parking in the front yard and side yard; to allow one (1) monument sign in the front yard; and signage per tenants not to exceed thirty-two square feet each.

2. Resolution No. 2021-01 – Board of Zoning Appeals Rules & Regulations

Public Comment:

Adjournment: Time: _____

Board of Zoning Appeals Meeting – Thursday, January 13, 2022

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.