



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
January 13, 2022 6:00 P.M.**

Call To Order: \_\_\_\_\_ pm

Pledge to Flag

Roll Call:

\_\_\_ Ray Jackson

\_\_\_ Jerry Wilkening

\_\_\_ John Kiepura

\_\_\_ Jeff Bunge, Vice Chair

\_\_\_ Nick Recupito, Chair

\_\_\_ Jill Murr, Planning Director

\_\_\_ Ashley Abernathy, Recording Secretary

\_\_\_ David Austgen, Town Attorney

**1. Nomination and Appointment of Officers:**

Chairperson: \_\_\_\_\_

Vice Chairperson: \_\_\_\_\_

**2. Minutes:**

December 9, 2021

**New Business:**

**1. 2022-01 - Kijewski – Developmental Variance**

Owner/Petitioner: Michael Kijewski, 9827 W. 150th Ct., Cedar Lake, IN 46303

Vicinity: 9827 W. 150th Ct., Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1A: 5) There shall be a minimum six (6) foot setback from any and all side and rear property lines and a minimum of ten (10) foot separation or distance from all other buildings.

***This Developmental Variance is to allow the Petitioner to have a 10' x 16' one hundred sixty square foot (160 sq. ft.) shed five feet three inches (5'3") from the western property line.***

**2. 2022-02 - Gasche – Developmental Variance**

Owner: Skip Gasche, 134<sup>th</sup> & Elm, Cedar Lake, IN 46303

Petitioner: Skip Gasche, 7709 W. 134<sup>th</sup> Pl., Cedar Lake, IN 46303

Vicinity: 134<sup>th</sup> & Elm, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII – Residential (R-2) Zoning District: Section 4: Area, Width and Yard Regulations.

**This Developmental Variance is to allow the Petitioner to have front yard setbacks of twenty-five (25') feet on Elm Street and 134<sup>th</sup> Place; a rear yard setback of fifteen (15') feet; and lot coverage of 2,100 sq. ft being 29.2% on a corner lot in prerecorded subdivision.**

**3. 2022-03 – Grand Prize Cars/Majeski – Developmental Variance**

Owner: Richard Henn, Henn & Sons Construction Services, Inc, 13733 Wicker Avenue, Cedar Lake, IN 46303

Petitioner: Norman Majeski, 13318 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 13324 Wicker Avenue, Cedar Lake, IN 46303

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XX – Supplementary Zoning District Regulations – Section 9: Principal Structure/Use Limitations: There shall not be more than one (1) permissible principal use per single lot in any Zoning District; and Title XXVII – Off-Street Parking and Off-Street Loading; Section 4: Off-Street Parking: H. In Yards: Off-Street parking spaces, open to the sky, may be located in any yard, except a front yard and a side yard adjoin a street.

***This Developmental Variance is to allow the Petitioner, Grand Prize Auto, to park six (6) cars on 13324 Wicker Avenue 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

Request: 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 multiple tenants in each building on a lot in a B-3 Zoning District.***

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.

***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; and signage per tenants not to exceed thirty-two square feet each.***

**Petitioner has requested a deferral to February 10, 2022.**

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

**Public Comment:**

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

Board of Zoning Appeals Meeting – Thursday, February 10, 2022 at 6 pm

*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.*