



**CEDAR LAKE BOARD OF ZONING APPEALS MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**June 13, 2024, 2024 at 6:00 pm**

**CALL TO ORDER:**

Mr. Kiepura called the Board of Zoning Appeals meeting to order at 6:00 pm, on Thursday, June 13, 2024, with its members attending on-site. The Pledge of Allegiance was recited by all.

**ROLL CALL:**

**Members Present Via Zoom:** None. **Members Present:** Jerry Reiling; James Hunley; Ray Jackson; Eric Burnham, Vice Chairman; John Kiepura, Chairman. A quorum was obtained. **Also Present:** David Austgen, Town Attorney; Jeff Bunge, Town Manager; and Cheryl Hajduk, Recording Secretary.

**Absent:** Tim Kubiak, Director of Operations

**Minutes:** April 11, 2024

A motion was made by Mr. Burnham and seconded by Mr. Reiling to approve the April 11, 2024 Meeting Minutes. Motion passed unanimously by roll-call vote:

Mr. Reiling	Aye
Mr. Hunley	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

**Old Business:**

**1. 2024-13 StorSafe – Developmental Variance**

Owner/Petitioner: Storsafe of Cedar Lake, LLC, 5301 Dempster St., Suite 300, Skokie, IL 60077

Vicinity: 13649 Wicker Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance of Use to allow the Petitioner to use gravel for parking in the rear of the property, to continue to have parking along the property lines, and to have waivers from the lighting requirements in the gravel area of the property and screening along the northern and western boundary lines, as currently existing on the property.

Nobody was present. Mr. Austgen commented that staff should send a letter to the Petitioner that they need to be present at the next meeting.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to defer this Petition to the next month's meeting of July 11, 2024. Motion passed unanimously by roll-call vote:

Mr. Reiling     Aye  
Mr. Hunley     Aye  
Mr. Jackson    Aye  
Mr. Burnham    Aye  
Mr. Kiepura    Aye

**2. 2024-17 Camus – Developmental Variance**

Owner/Petitioner: Richard Camus Jr., 13132 Lindberg Street, Cedar Lake, IN 46303  
Vicinity: 13132 Lindberg Street, Cedar Lake, In 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to construct a 6-foot privacy fence on the property line of a corner lot replacing the existing fence.

Nobody was present. Mr. Bunge commented there is a discrepancy from his description to where his existing fence is and what his Site Plan shows.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to defer the Petition to the next meeting on July 11, 2024. Motion passed by unanimously roll-call vote:

Mr. Reiling     Aye  
Mr. Hunley     Aye  
Mr. Jackson    Aye  
Mr. Burnham    Aye  
Mr. Kiepura    Aye

**3. 2024-11 Groen – Developmental Variance**

Owner/Petitioner: Chad Groen, 9074 Cline Avenue, Crown Point, IN 46307  
Vicinity: 14607 Dewey Street, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to reconstruct an existing house with a reduction in garage square footage to 384 square feet, a reduction of the side yard setback on the South property line to 4 feet and a reduction in the side yard setback to 6-feet on the North property line. Mr. Austgen advised legals are in order.

Mr. Chad Groen, 9074 Cline Avenue, Crown Point, IN 46307, commented we revised the drawing and we were originally asking for a 4-foot Variance on one side and 6-feet on the other side. We are now conformed to 8-feet on both sides. We only need a Variance for the garage, which is 304 square feet instead of the required 400-square feet.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition. Seeing none; public comment is closed.

Mr. Bunge asked how is it going to sit on the lot, what is the front yard setback. Mr. Groen commented 31-feet. Mr. Bunge commented as long as it meets set back requirements, there shouldn't be a problem.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to allow the Petitioner to reconstruct an existing house with a reduction in garage square footage to 304 square feet with the Findings of the Fact. Motion passed by unanimously roll-call vote:

Mr. Reiling     Aye  
Mr. Hunley     Aye  
Mr. Jackson    Aye  
Mr. Burnham    Aye  
Mr. Kiepura    Aye

**1. 2024-23 Govert – Developmental Variance**

Owner/Petitioner: Collin & Emilie Govert, 7533 Independence Street, Merrillville, IN 46410  
Vicinity: 6504 Fernwood Avenue, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to construct a detached garage with a wall height of 14 feet and an overall height of 17 feet. Mr. Austgen advised legals are in order.

Mr. Collin Govert, 7533 Independence Street, Merrillville, IN, commented he is asking for a wall height of 14 feet and overall height of 17 feet for a garage to store a boat.

Mr. Burnham asked is the height of the garage higher than the existing house. Mr. Govert commented we are currently building a house and the garage together. The garage will not be higher than the house that is being built. The clearance needed for the boat is over 11-feet.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition. Seeing none; public comment is closed.

Mr. Bunge commented it looks like the property falls off to the North and both Fairbanks and Fernwood end at the property, correct. Mr. Govert responded in the affirmative.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to construct a detached garage with a wall height of 14 feet and an overall height of 17 feet to the Findings of Fact. Motion passed by roll-call vote: 4 – ayes, to 1 - nay

Mr. Reiling     Aye  
Mr. Hunley     Aye  
Mr. Jackson    Aye  
Mr. Burnham    Aye  
Mr. Kiepura    Nay

**2. 2024-24 Koskela – Developmental Variance**

Owner/Petitioner: Donald J. Koskela, 13502 Dewey Street, Cedar Lake, IN 46303  
Vicinity: 13502 Dewey Street, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to construct a deck 2 feet from the left property line, 4 feet from the right property line, and 27 feet from the rear property line on a through lot in a pre-platted subdivision. Mr. Austgen advised legals are in order.

Mr. Donald Koskela, 13502 Dewey Street, commented he wants to add a deck to the house with railings and no stairs.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition. Seeing none; public comment is closed.

The Building Department did not have any comments.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to allow the Petitioner to construct a deck 2 feet from the left property line, 4 feet from the right property line, and 27 feet from the rear property line on a through lot in a pre-platted subdivision to the Findings of Fact. Motion passed unanimously by roll-call vote:

Mr. Reiling	Aye
Mr. Hunley	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

**3. 2024-25 EYM Realty – Developmental Variance**

Owner/Petitioner: Kelly Cripe, 9849 Lincoln Plaza Way, Cedar Lake, IN 46303  
Vicinity: 13300 Lincolnway Plaza, Suite B, Dewey Street, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to apply for a parking variance for the rear space behind Pizza Hut. Petitioner is requesting to withdraw their variance due to finding another space to rent that is more advantageous.

This Developmental Variance is withdrawn.

**4. 2024-26 Byrns – Developmental Variance**

Owner/Petitioner: Lynn M. Byrns, 7201 W. 143<sup>rd</sup> Place, Cedar Lake, IN 46303  
Vicinity: 7201 W. 143<sup>rd</sup> Place, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to install a 6-foot privacy fence on a corner lot not served by a sidewalk. Mr. Austgen advised legals are in order.

Ms. Lynn M. Byrns, 7201 W. 143<sup>rd</sup> Place, Cedar Lake, commented she would like to install a fence to the East and North of the property and to extend the existing fence line on the East and continue the fence line to the front building line of the house.

Mr. Bunge commented it is consistent with the setback off of Morse Street with the southern neighbor.

Mr. Burnham commented they are taking the fence from the back to the front. The neighbor's fence starts in the back of the house. Discussion ensued where the fence will be exactly.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition.

Ms. Bernadette Koontz, 7205 W. 143<sup>rd</sup> Place, commented she is for it, there would not be an obstruction and would be a nice addition to the property.

Mr. Kiepura closed public comment.

Mr. Kiepura asked will there be a vision line that will be blocked. Mr. Bunge responded in the negative and as long as it doesn't encroach into the front yard.

Mr. Bunge asked if a gate was going to be with the fence. Ms. Byrns commented there will be two, 5-foot gates on the north side of the property.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to approve the Developmental Variance to allow the Petitioner to install a 6-foot privacy fence on a corner lot not served by a sidewalk to the Findings of Fact. Motion passed by unanimously roll-call vote:

Mr. Reiling	Aye
Mr. Hunley	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

**5. 2024-27 O'Donnell Construction – Developmental Variance**

Owner/Petitioner: O'Donnell Homes Ltd., P.O. Box 717, Crown Point, IN 46308  
Vicinity: 13527 Lakeside Blvd, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to increase allowable building coverage area from 25% to 30%. Mr. Austgen advised legals are in order.

Mr. Michael O'Donnell, 812 Whitehawk Drive, Crown Point, IN commented he would like to build a 2,063 square foot ranch, three-car with a 14x14 covered patio. The home is within the required setbacks. The square footage for the lot is 11,047, which is 28% and we are exceeding the 25% coverage area. A big portion is the three-car garage, the covered patio is 196 square feet and the front covered porch, which is 83 square feet.

Mr. Jackson asked is the 30% just to be safe. Mr. O'Donnell commented it would most likely be 28.4%, but maybe a shed can go in at a later date. Mr. Kiepura commented a request later for a shed may not get approved because of the coverage there is already.

Discussion ensued regarding the developer getting the right size property and meeting the Town's Ordinances. Discussion ensued.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition. Seeing none; public comment is closed.

Mr. Bunge commented this is not a Planned Unit Development and it is a R-2 zoned district, and if they came in asking for a Planned Unit Development, they could have asked for a 30% lot coverage as part as one of the conditions with the Planning Commission and they are not choosing to go that way. This meets our standards in the R-2 zoning district. Discussion ensued in length regarding lot coverage for this house.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to allow the Developmental Variance to allow the Petitioner to increase allowable building coverage area from 25% to 30% for a house, garage and covered porch to the Findings of Fact. Motion passed by unanimously roll-call vote:

- Mr. Reiling     Aye
- Mr. Hunley     Aye
- Mr. Jackson    Aye
- Mr. Burnham    Aye
- Mr. Kiepura     Aye

**6. 2024-28 Doorn/Friesma – Developmental Variance**

Owner: KDV Enterprises LLC., 3008 Brampton Ln., Dyer, IN 46311

Petitioner: Doorn Construction Inc/Jamie Friesma, 1326 Lantz Ln., Schererville, IN 46375

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to increase allowable building coverage area from 25% to 28.3% to allow for a house/garage and covered porches. Mr. Austgen advised legals are in order.

Mr. Carter Doorn, 1326 Lantz Ln., Schererville, IN, commented his client is building a house in Lakeside and they want to ask for the extra 3.3% on the Variance, because they want to put in a larger garage. My client has a truck that he would like to keep in the garage and he keeps his tools in there for work. The covered porch is adding to the square footage of the house and it is putting us over the Variance. The house backs up to the water with the lot that they have. The setbacks of the house fall in the parameters of the regulations of all directions.

Mr. Jamie Friesma, 12625 West 108<sup>th</sup> Place, St. John, IN, commented we purchased the lot and we like to build a 3,300 square foot, story and a half house backing up to the lake. The truck is used for work and would like to put the truck in the garage. We would like to put up a covered porch in the back to enjoy the lake.

Mr. Kiepura asked is this an R-2 zone. Mr. Hunley commented it is R-2 zoned.

Mr. Burnham asked do they want to go up to the 30% coverage. Mr. Friesma responded in the affirmative. Discussion ensued regarding the lot coverage for the house.

Mr. Kiepura asked if there were any Remonstrators for or against this Petition. Seeing none; public comment is closed.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to allow the Developmental Variance to allow the Petitioner to increase allowable building coverage area from 25% to 30% to allow for a house/garage and covered porch to the Findings of Fact. Motion passed by unanimously roll-call vote:

Mr. Reiling	Aye
Mr. Hunley	Aye
Mr. Jackson	Aye
Mr. Burnham	Aye
Mr. Kiepura	Aye

**Update:**

**Cedar Lake Storage LLC – Phase 2 Update**

Mr. Bunge commented none of the paving has been done yet.

Mr. Kiepura commented we gave them the June 15, 2024 deadline and there isn't any asphalt being laid. They were supposed to be on the list when the plants opened up. If we pull the Letter of Credit, then we have to do the paving.


Mr. Austgen commented collecting the money and getting the job done is an issue. The parking of vehicles is existing on unpaved parcels that require paving. The issue is whether the property owner will have these items moved.

Mr. Kiepura commented they should be giving us a status of what is going on. Mr. Reiling commented someone needs to contact the owner to get a status update.

**PUBLIC COMMENT:** None was had.


**ADJOURNMENT:** Mr. Kiepura adjourned the meeting at 7:04 p.m.

**TOWN OF CEDAR LAKE BOARD OF ZONING APPEALS**



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John Kiepura, Chairman




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Eric Burnham, Vice Chairman



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Jerry Reiling, Member



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James Hunley, Member



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Ray Jackson, Member

ATTEST:



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Cheryl Hajduk, Recording Secretary

*These Minutes are transcribed pursuant to IC 5-14-1.5-4(b) which states:*

*(b) As the meeting progresses, the following memoranda shall be kept:*

*(1) The date, time, and place of the meeting.*

*(2) The members of the governing body recorded as either present or absent.*

*(3) The general substance of all matters proposed, discussed, or decided.*

*(4) A record of all votes taken by individual members if there is a roll call.*

*(5) Any additional information required under section 3.5 or 3.6 of this chapter or any other statute that authorizes a governing body to conduct a meeting using an electronic means of communication.*

*Minutes of June 13, 2024*