



**CEDAR LAKE BOARD OF ZONING APPEALS MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**July 11, 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, July 11, 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

**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 stated he received a draft proposed form of a Development Agreement from another attorney for the Petitioner about a week ago. There is a proposal for a contractual commitment under the Indiana Code, but it isn't certain how it ties into this. There are use and developmental variance issues and should be understood in one document. It was proposed that the document be the solution document to whatever is pending before us.

Mr. Kiepura commented this has been going on and they are asking for a Variance. We need answers.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to defer this Petition to the next month's meeting of August 8, 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. Mr. Austgen advised legals are in order.

Mr. Richard Camus Jr., 13132 Lindberg Street, Cedar Lake, commented he wants to replace an old existing fence with 6 by 8 wood panels.

Mr. Burnham asked is the height going to be changed or placement. Mr. Camus responded in the negative.

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 Petitioner to construct a 6-foot privacy fence on the property line of a corner lot replacing the existing fence 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

**New Business:**

**1. 2024-29 Lamar Advertising – Developmental Variance**

Owner: Moon Real Estate, LLC, 12839 White Oak Avenue, Cedar Lake, IN 46303  
Petitioner: Lamar Advertising, 9900 Georgia Street, Crown Point, IN 46307  
Vicinity: 9915 West 133<sup>rd</sup> Avenue, Cedar Lake, In 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to upgrade the existing back-to-back billboard sign structure to a LED digital back-to-back for westbound and eastbound traffic on 133<sup>rd</sup> Avenue. Due to relocation, Petitioner is requesting sign to be closer than 600 feet from a residential building. Mr. Austgen advised legals are in order.

Mr. Shawn Pettit, Lamar Advertising, Real Estate Manager, 9900 Georgia Street, Crown Point, IN, commented we would like to upgrade the existing sign. We acquired the sign in 2021 when we bought the assets of View Outdoor and it was built by them. This billboard is next to Sportsmen’s Den on the southside of 133<sup>rd</sup> Avenue. We would like to put up a 11 by 23 back-to-back digital display unit. This sign will be a static sign with panels.

Mr. Burnham asked is the sign coming down that is up now. Mr. Pettit commented we are investigating the integrity. We did not build that sign. Mr. Burnham asked you need a Variance because of the subdivision they built behind the sign. Mr. Pettit responded in the affirmative.

Mr. Bunge commented Summerwinds is behind Demotte State Bank and it was determined that they were closer than the required 600-feet. Mr. Pettit commented the sign head will change.

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

Mr. Kiepura commented he would like to know the distance between. Mr. Pettit commented the original approval was to set the edge of the sign face 10-feet off of 133<sup>rd</sup> Avenue right-of-way. This lease was done back in 2001 with View Outdoor and then the property was sold to Moon Realty, and we developed a new lease with them. Mr. Hunley commented no matter what, a billboard will be there.

Discussion ensued regarding the actual placement of the billboard.

Mr. Jackson asked how does the lighting work on the billboard. Mr. Pettit commented the lights will be on 24 hours a day, seven days a week. The billboard does not scroll, or explode. We follow the INDOT guidelines, which say ten second intervals. Discussion ensued regarding what kind of offers there are for the use of the billboard.

Mr. Austgen commented it needs to be specific that there isn't any misunderstanding when the permit comes in, of what is being asked for, and what the Board is considering to approve.

Discussion ensued regarding the lighting on the billboard.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to allow the Developmental Variance to allow the Petitioner to upgrade the existing static back-to-back billboard sign structure to a LED digital back-to-back for westbound and eastbound traffic on 133<sup>rd</sup> Avenue. Petitioner is requesting sign to be closer than 600 feet from a residential building to the Findings of Fact. Motion passed by roll-call vote:  
4 – ayes, to 1 - nay

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

## **2. 2024-30 Fuentes – Developmental Variance**

Owner/Petitioner: Hillary Fuentes, 14715 Ivy St., Cedar Lake, IN 46303

Vicinity: 14715 Ivy St., Cedar Lake, In 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance to allow the Petitioner to construct an above-ground pool in their yard, due to location, the property has two front yards as it sits between Ivy Street and Parrish Avenue, but due to an easement, Petitioner is requesting the pool to be 7 feet from the side property line. Mr. Austgen advised legals are in order.

Mr. John Fuentes, 14715 Ivy Street, Cedar Lake, IN, commented the easement goes into the backyard where the 24-foot round pool would be placed, would be able to be 10 feet off of my house and not on the

easement where it would be placed would give roughly 7-feet from my fence line on the north side of the property.

Mr. Burnham asked is there a shed behind the house. Mr. Fuentes commented it is a plastic shed with toys and garden tools in it.

Mr. Hunley asked your property butts up to Parrish Avenue. Mr. Fuentes responded in the affirmative.

Mr. Burnham asked is the fence on the easement. Mr. Fuentes responded in the affirmative.

Mr. Burnham commented if a 22-foot pool didn't go in, but an 18-foot pool, it would give an extra 4-feet in the yard. Mr. Fuentes commented he thought 30-feet was off of the road for setbacks where he put the fence and 30 arborvitaes. Discussion ensued.

Mr. Kiepura asked is the pool going to be in the easement. Mr. Fuentes responded in the negative and it will be 10-feet off of the house and not on the easement and 7-feet closer to the neighbor's property line.

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

Mr. Bunge commented he does not have a problem with putting in the pool. The 7-foot side yard is not unmanageable.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to allow the Petitioner to construct a above-ground pool in their yard, due to location, the property has two front yards as it sits between Ivy Street and Parrish Avenue, but due to an easement, Petitioner is requesting the pool to be 7 feet from the side property line 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 he received an email from Attorney Nathan Vis, stating the company that is providing the drain equipment has extended the out-delivery date longer than expected. The site is prepped for installation of the below drains and all of the electric and cement is in for the light poles. The below needs to be encased and then the asphalt.

Mr. Kiepura commented they were given a 45-day extension; would like to know the scheduling and completion dates.

Mr. Bunge commented Core & Main is supplying the drains and they mentioned unexpected production problems due to volumes of orders and there was a three-week lead time.

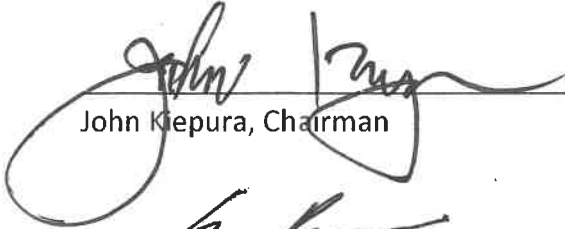
Board of Zoning Appeals  
July 11, 2024

Mr. Kiepura commented they have until June 15, 2024 and that paving was supposed to be done. They need to be at the next Board of Zoning Appeals meeting. Discussion ensued regarding the deadline, Letters of Credit, and paving of the facility.

**PUBLIC COMMENT:** None was had.


**ADJOURNMENT:** Mr. Kiepura adjourned the meeting at 6:54 p.m.

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



---

John Kiepura, Chairman



---

Eric Burnham, Vice Chairman




---

Jerry Reiling, Member



---

James Hunley, Member



---

Ray Jackson, Member

ATTEST:



---

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 July 11, 2024*