



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
August 8, 2024 6:00 PM – Agenda**

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

Pledge to Flag:

Roll Call:

   \_A\_ Jerry Reiling

   James Hunley

   Ray Jackson

   Eric Burnham, Vice Chairman

   John Kiepora, Chairman

   David Austgen, Town Attorney

   Jeff Bunge, Town Manager

   Tim Kubiak, Director of Operations

   Cheryl Hajduk, Recording Secretary

**Agenda**

**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

Request:

Petitioner is requesting a Developmental Variance from Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.2, Section B:

4. In any Business Zoning District where a commercial building is located on a lot which abuts property zoned for residential use, an opaque landscape screen, an opaque fence or screening having a minimum height of six (6') feet shall be provided along any side and/or rear lot line contiguous to the property zoned for residential use.

And Chapter 12, Section D:

15. Design, Construction and Maintenance: In addition to the general design requirements specified herein, the following design and construction requirements shall be satisfied in all off-street parking areas with any exceptions noted:

e. Surfacing: All open off-street parking spaces and access drives shall be blacktop or concrete, or surfaced with smooth and durable compatible surface material so that they will remain free from dust or litter particles, and be adequately drained so that they will not retain water.

f. Screening, Landscaping, and barriers: All open off-street parking areas, containing more than four (4) parking spaces, located less than forty (40') feet from the nearest property line of a lot in a Residential Zoning District, shall be effectively screened on each side adjoining or fronting on such property line by a wall, fence, or densely planted compact hedge, not less than five (5') feet

nor more than eight (8') feet in height. The screening, Table game establishment (i.e., pinball, pool, etc.) 1 space for each 100 square feet of floor area Warehouse 1 space per 5,000 square feet of floor area landscaping and barriers shall be adequately maintained for aesthetic reasons. There shall be installed a substantial barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier on or adjacent to the lot line along all open off-street parking spaces and such barrier shall be so located that no portion of any vehicle parking on the lot shall extend over the lot line;

**g. Lighting:**

**i.** Except for single-family and two-family residential lots, adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be directly visible beyond the parking lot upon which the lighting is located and all lighting structures shall conform to the provisions of this Zoning Ordinance, as amended from time to time;

*This Developmental Variance is 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.*

**New Business:**

**1. 2024-31 Mike Fancher – Developmental Variance**

Owner: Fancher Development, 117 East Serenity Lane, Schererville, IN 46375  
Petitioner: Mike Fancher, 117 East Serenity Lane, Schererville, IN 46375  
Vicinity: 13426 Superior Lane, Cedar Lake, IN 46303

**Request: Petitioner is requesting 30% lot coverage for an R2 lot in Lakeside, to include a covered back porch.**

**2. 2024-32 Mike Fancher – Developmental Variance**

Owner: Fancher Development, 117 East Serenity Lane, Schererville, IN 46375  
Petitioner: Mike Fancher, 117 East Serenity Lane, Schererville, IN 46375  
Vicinity: 13473 Superior Lane, Cedar Lake, IN 46303

**Request: Petitioner is requesting 30% lot coverage for an R2 lot in Lakeside, to include a covered front porch on a 2,000 sq/ft ranch home with a 3-car garage.**

**Update:**

Cedar Lake Storage – Phase 2

**Public Comment:**

**Adjournment:**

Board of Zoning Appeals Meeting – September 12, 2024 at 6:00 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.*