



**CEDAR LAKE BOARD OF ZONING APPEALS MINUTES**  
**CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA**  
**August 8, 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, August 8, 2024, with its members attending on-site. The Pledge of Allegiance was recited by all.

**ROLL CALL:**

**Members Present Via Zoom:** None. **Members Present:** James Hunley (present at 6:09 pm); Ray Jackson; Eric Burnham, Vice Chairman; John Kiepura, Chairman. A quorum was obtained. **Also Present:** David Austgen, Town Attorney; Tim Kubiak, Director of Operations; Jeff Bunge, Town Manager; and Cheryl Hajduk, Recording Secretary.

**Absent:** Jerry Reiling

**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 first 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.

Mr. Kiepura stated StorSafe is requesting a deferral, due to the fact that that are negotiating with the Plan Commission on some items and they want to see how that is going to turn out.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to defer this Petition to the next month's meeting of September 12, 2024. Motion passed unanimously by roll-call vote:

Mr. Jackson     Aye  
Mr. Burnham    Aye  
Mr. Kiepura     Aye

**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

Mr. Kiepura stated that the first order of business is a Developmental Variance of Use to allow the Petitioner to request 30% lot coverage for an R2 lot in Lakeside, to include a covered back porch.

Mr. Mike Fancher, 117 East Serenity Lane, Schererville, IN, commented we are looking for 30% lot coverage on 13426 Superior Lane to cover the back porch.

Mr. Kubiak commented this neighborhood has three-car garages and nice size lots, but more coverage is needed.

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. Jackson to allow the Petitioner to allow the request of 30% lot coverage for an R2 lot in Lakeside, to include a covered back porch to the Findings of the Fact. Motion passed unanimously by roll-call vote:

Mr. Jackson Aye

Mr. Burnham Aye

Mr. Kiepura Aye

**2. 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: 13473 Superior Lane, Cedar Lake, IN 46303

Mr. Kiepura stated that the next order of business is a Developmental Variance of Use to allow the Petitioner 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 three-car garage.

Mr. Mike Fancher, 117 East Serenity Lane, Schererville, IN, commented we are looking for 30% lot coverage on 13473 Superior Lane in the Lakeside Subdivision to include a covered front porch on a 2,000 sq/ft ranch home with a three-car garage.

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

Mr. Kubiak commented this neighborhood has three-car garages and nice size lots, but more coverage is needed.

Board of Zoning Appeals  
August 8, 2024

A motion was made by Mr. Burnham and seconded by Mr. Jackson to allow the Petitioner 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 three-car garage to the Findings of Fact. Motion passed unanimously by roll-call vote:

Mr. Jackson     Aye  
Mr. Burnham    Aye  
Mr. Kiepura     Aye

**Update:**

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

Mr. Chris Porter, Cedar Lake Storage LLC, commented we do not have any new information today.

Mr. Kiepura commented they are still waiting for the drain pipe to show up. Once that comes in, it will go in the ground and the area will be paved.


Mr. Kubiak commented the materials are coming from Core & Main and they are still waiting for the materials to come in.

Mr. Jackson asked is the contractor in line with the shipping time. Mr. Porter commented they know of the time frame. We expected the materials to already be here.

**PUBLIC COMMENT:** None was had.


**ADJOURNMENT:** Mr. Kiepura adjourned the meeting at 6:14 p.m.

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



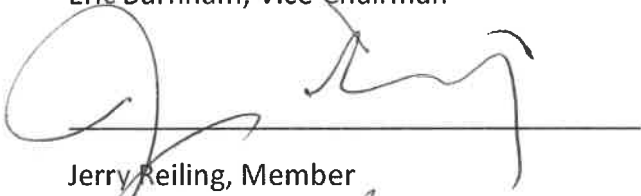
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John Kiepura, Chairman



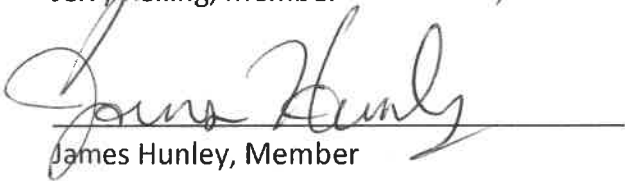
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Eric Burnham, Vice Chairman



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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 August 8, 2024*