



**TOWN OF CEDAR LAKE  
BOARD OF ZONING APPEALS  
PUBLIC MEETING  
May 14, 2020 7:00 P.M.**

In accordance with the Governor's Executive order relating to COVID-19, in person attendance of tonight's BZA meeting will be limited. We have arranged a live stream of the meeting so those interested can view it from home.

The meeting is slated to start at 7pm. You can view the meeting via our website at <https://cedarlakein.org/view-town-meetings/>, then click on "View Broadcast" under the Live Broadcast. You must join the meeting through this link to participate.

Due to the unique nature of this meeting, the Town of Cedar Lake will only accept public comment submitted electronically. If you have a question or comment about an item on the agenda, please email that question or comment to [michelle.bakker@cedarlakein.org](mailto:michelle.bakker@cedarlakein.org). Ms. Bakker will ensure that all submissions are shared with the Board members and that the submission will also be entered into the minutes of the meeting. Please keep your comments civil and constructive to the policy issues on the agenda.

Call to Order (Time): \_\_\_\_\_

Pledge to Flag:

Roll Call:

- Nick Recupito
- Jerry Wilkening
- John Kiepura
- Jeremy Kuiper
- Jeff Bunge
- David Austgen, Town Attorney
- Tim Kubiak, Director of Operations
- Michelle Bakker, Building Administrator
- Tammy Bilgri, Recording Secretary

**Minutes:**

March 12, 2020 Public Meeting

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**Old Business:**

**1. Daley – Special Use Variance**

Owner: Cedar Lake Commercial, 9700 Industrial Dr., Cedar Lake, IN 46303  
 Petitioner: Richard Daley, 12841 Wicker Ave., Cedar Lake, IN 46303  
 Vicinity: 12841 Wicker Ave., Cedar Lake, IN 46303  
 Legal Description: SW.1/4 SW.1/4 NW.1/4 S.21 T.34 R.9 (120x346.17ft) 0.95Ac  
 Tax Key Number(s): 45-15-21-151-031.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title XIII-Community Business (B-2) Zoning District

***This Special Use Variance is to allow the Petitioner to operate Auto Exchange a used auto dealer a B-3 use in a B-2 Zoning District***

**Deferred from March 12, 2020 Public Meeting**

- a) Attorney to Review Legals:
- b) Petitioner’s Comments:
- c) Remonstrators:
- d) Building Department’s Comments:
- e) Board’s Discussion:
- f) Recommendation To Town Council:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepora	Jeff Bunge	Jeremy Kuiper	Vote

**2. Larson – Special Use Variance**

Owner: James C. Thorn Sr. & Pamela J. Thorn, 16320 Fulton Pl., Lowell, IN 46356  
 Petitioner: Jeremy A. Larson dba Full Service Garage LLC, 7412 W. 127<sup>th</sup> Place, Cedar Lake, IN 46303  
 Vicinity: 14101 Lauerman St., Cedar Lake, IN 46303  
 Legal Description: Noble Oaks Park BL.2 Lots 1 to 4 & BL.3 Lots 1,2,3 & Pt. of Vac. Noble Oaks Blvd.  
 Tax Key Number(s): 45-15-34-205-001.000-014

Request: Petitioner is requesting a Special Use Variance from Zoning Ordinance No. 496, Title XII-Neighborhood Business (B-1) Zoning District

***This Special Use Variance is to allow the Petitioner to operate Full Service Garage LLC an automobile repair center a B-3 use in a B-1 Zoning District***

**Deferred from March 12, 2020 Public Meeting**

- a) Attorney to Review Legals:
- b) Petitioner’s Comments:
- c) Remonstrators:
- d) Building Department’s Comments:
- e) Board’s Discussion:

f) Recommendation To Town Council:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**3. Cedar Lake Ministries – Use Variance**

Owner/Petitioner: Cedar Lake Ministries, Inc., 13701 Lauerman St., PO Box 665, Cedar Lake, IN 46303

Vicinity: 8816 W. 137<sup>th</sup> Ave., Cedar Lake, IN 46303

Legal Description: Pt. of NW.1/4 S.27 T.34 R.9 Ly'ng E. of RR 32.588Ac

Tax Key Number(s): 45-15-27-176-001.000-014

Request: Petitioner is requesting a Use Variance from Zoning Ordinance No. 496, Title XI-Planned Unit Development (PUD) Zoning District

***This Use Variance is to allow the Petitioner to place a zip line/ropes activity center on the vacant parcel***

**Deferred from March 12, 2020 Public Meeting**

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Recommendation To Town Council:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**New Business:**

**1. Riley- Developmental Variance**

Owner/Petitioner: Kevin Riley, 28N Cottage Grove Ave, Apt. 2N, Glenwood, IL 60425

Vicinity: 13026 Edison St., Cedar Lake, IN 46303

Legal Description: Shades Add Cedar lake Plt BA Blk 4 Lots 7,8,9,10

Tax Key Number(s): 45-15-23-451-033.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R2) Zoning District: Section 5: Building Size: A. No building shall be erected for residential purposes having minimum ground floor area of less than one thousand one hundred (1,100) square feet for a single story. B. Attached Garage: Attached garages on all new home permits shall have a minimum four hundred (400) square feet.

***This Developmental Variance is to allow the Petitioner to construct an eight hundred (800) square foot one (1) story house with an attached garage of three hundred (300) square feet***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kieपुरa	Jeff Bunge	Jeremy Kuiper	Vote

**2. Stefanoska - Developmental Variance**

Owner/Petitioner: Olivera Stefanoska 6517 W. 128<sup>th</sup> Ln., Cedar Lake, IN 46303  
 Vicinity: 6517 W. 128<sup>th</sup> Ln., Cedar Lake, IN 46303  
 Legal Description: Krystal Oaks Estates Lot 32  
 Tax Key Number(s): 45-15-23-282-008.000-043

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIV-Swimming Pool; Section 3: Location: No portion of an outdoor swimming pool shall be located at a distance of less than ten (10) feet from any side or rear property line, or building line, or at any other location where a "structure" is prohibited under the other terms of this Zoning Ordinance.

***This Developmental Variance is to allow the Petitioner to have a twelve ft. x twenty-three ft. (12'x23') swimming pool five ft. (5') from the house***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kieपुरa	Jeff Bunge	Jeremy Kuiper	Vote

### 3. Teets - Developmental Variance

Owner/Petitioner: Carol Teets, 8520 W. 132<sup>nd</sup> Ave., Cedar Lake, IN 46303  
 Vicinity: 8520 W. 132<sup>nd</sup> Ave., Cedar Lake, IN 46303  
 Legal Description: Meyer Manor 2nd Blk 1 Lots 9, 44 & 45  
 Tax Key Number(s): 45-15-22-457-041.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title XXIII-Accessory Regulations: Section 1: A. 2) Maximum height of 14'; 4) No accessory buildings shall be allowed in the front yard of any residential lot

***This Developmental Variance is to allow the Petitioner to construct a seven hundred and twenty sq. ft. (720 sq. ft.) garage with a four hundred sixty-seven sq. ft. (467 sq. ft.) loft with a height of twenty-four ft. (24') and a half (1/2) bath for an art studio in the front yard of a through lot***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

### 4. Huffnagle – Developmental Variance

Owner/Petitioner: Robert & Janet Huffnagle, 12807 Alexander St., Cedar Lake, IN 46303  
 Vicinity: 12807 Alexander St., Cedar Lake, IN 46303  
 Legal Description: S.100FT. OF N.2000FT. OF E.530FT OF E1/2 NW S.21 T.34 R.9 W.30FT. IN HWY. TR.20 CEDAR HEIGHTS SUBJ. TO EASMT. 1.12A.  
 Tax Key Number(s): 45-15-21-178-007.000-014

Request: Petitioner is requesting a Developmental Variance from Zoning Ordinance No. 496, Title VIII-Residential (R-2) Zoning District: Section 5: B. Attached Garages: Attached garages on all new home permits shall have a minimum four hundred (400) square feet. Maximum attached garage shall be eight hundred sixty-four (864) square feet

***This Developmental Variance is to allow the Petitioner to build a 20x24 (480 sq. ft.) addition to an existing attached garage for a total of one thousand fifty-six ft. (1,056 sq ft.)***

- a) Attorney to Review Legals:
- b) Petitioner's Comments:
- c) Remonstrators:
- d) Building Department's Comments:
- e) Board's Discussion:
- f) Board's Decision:

Motion: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

Nick Recupito	Jerry Wilkening	John Kiepura	Jeff Bunge	Jeremy Kuiper	Vote

**Public Comment:**

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

**Press Session:** Board of Zoning Appeals Meeting – June 11, 2020 at 7:00pm

*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.*

