



CEDAR LAKE BOARD OF ZONING APPEALS MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA,
July 10, 2025 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 10, 2025 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; John Kiepura, Chairman. A quorum was obtained. **Also Present:** David Austgen, Town Attorney; Terrence Conley, Planning Director; Tim Kubiak, Director of Operations; and Cheryl Hajduk, Recording Secretary.

Absent: None

Minutes: June 12, 2025

A motion was made by Mr. Burnham and seconded by Mr. Jackson to approve the June 12, 2025 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. 2025-13 Jacobek – Developmental Variance – (status deferred May 8, 2025 and June 12, 2025)

Owner/Petitioner: Julie & Edward Jacobek, 12721 Cline Avenue, Unit 1, Cedar Lake, IN 46303

Vicinity: 13436 Cedar Street, Cedar Lake, IN 46303

Parcel Id#: 45-15-26-151-014.000-043

Mr. Kiepura stated the first order of old business is for a Petitioner requesting a Developmental Variance to build a home on a lot that is approximately 4,144 square feet, 52.5-feet in width, 10-feet front yard, 5-feet side yards, 22-feet rear yard (to lake), 43.4% lot coverage and one-off street parking.

Mr. Eldridge commented we need to defer this item to the next meeting while we discuss particulars.

July 10, 2025

A motion was made by Mr. Burnham and seconded by Mr. Hunley to defer this item to the August 14, 2025 meeting. 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. 2025-18 Boomsma – Developmental Variance

Owner: Derek Boomsma, 12621 Alexander Street, Cedar Lake, IN 46303

Petitioner: Vis Law, 12632 Wicker Avenue, Cedar Lake, IN 46303

Vicinity: 12621 Alexander Street, Cedar Lake, IN 46303

Parcel Id.#: 45-15-21-127-005.000-014

Mr. Kiepura stated the first order of new business is for a Petitioner requesting a Developmental Variance to build an “Accessory Building” that will have a “Exterior Wall Height” (not to exceed) of 17’ and a total building height (not to exceed) of 25.’ Total square footage of accessory building will be 1,600 square feet on a parcel that is 1.147 acres. Mr. Austgen advised legals are in order.

Mr. Nathan Vis, Vis Law, 12632 Wicker Avenue, Cedar Lake, IN, on behalf of Derek Boomsma commented we are requesting two Developmental Variances. His client has a fifth wheel camper to store onsite and out-of-sight and out of the elements. We are seeking to build a 32 by 50 feet accessory building. We need 14-feet for the door, which makes for a 17-foot sidewall and 25-foot height variance for the out building. We found out that there should have been another request made in our application and it wasn’t caught when the application was filed. The Chapter 11 of the Zoning Code states the accessory size is a collective if you have more than one accessory outbuilding on the lot. We indicated on the application that there was an existing small shed on the property, which is 250 square feet. The total lot coverage is 25% in this zone, but the understanding is if this were to be approved tonight, that his client would have to tear down a 10 by 20-foot shed that is already on the property, because Chapter 11 is a collective square footage. We hope this area and get cleaned up and clarified moving forward.

Mr. Vis asked if this the interpretation of Chapter 11 and it seems reasonable that it deals with single accessory buildings cannot exceed 1,600 square feet and the total 25% lot coverage cannot be exceeded.

Mr. Austgen commented there have been very few interpretations of this section of the Ordinance. There is authority as an equity body to take care of the problem with the accessory building and remove it from consideration. Mr. Vis commented we can deal with the request that is before us and then come back to allow the existing shed that is there and it can be said this is a gray area and was not caught in the application.

Mr. Austgen commented that is not the issue; the building is there and the square footage, measurements and setbacks, where it is located is in good shape. The problem is what is applied for and what is on this agenda for this Board.

Mr. Vis commented we can defer this to next month and the petition can be amended. Mr. Austgen stated this can get re-advertised and make an amendment to the application. Mr. Vis commented he will do an amendment for an additional 300-square feet.

July 10, 2025

Mr. Kubiak commented 1,600 square feet is allowed and two accessory structures are allowed. Discussion ensued regarding square footage and structures.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to defer this item to the August 14, 2025 meeting so that Petitioner can re-advertise and re-publish for an additional 300 square feet. Motion passed unanimously by roll call vote:

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

3. 2025-25 – Krinakis – Developmental Variance

Owner/ Petitioner: Gus Krinakis, 510 E. Monitor St., Crown Point, IN 46307

Vicinity: 7215 W. 129th Avenue, Cedar Lake, IN 46303

Parcel Id. #: 45-15-23-332-014.000-043

Mr. Kiepura stated the next order of new business is for a Developmental Variance to allow the Petitioner to build a Two-Story home (2,126 SF) on a parcel that is 7,500 square feet, 75' in width and approx. 19.4% Lot coverage. Mr. Austgen advised legals are in order.

Mr. Gus Krinakis, 510 E. Monitor Street, Crown Point, IN 46307, commented he is seeking a Variance for an 1,800 square foot house on the lot that is 7,500 square feet. The existing houses in the area are the same size.

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

Mr. Greg Parker, 14823 Morse Street, Cedar Lake, IN, commented in that area, the lots are 25-feet, pre-platted subdivision. There used to be language in the Ordinance that allowed to build a home in the pre-platted areas for the 25-foot increments. Somehow that was removed from the Ordinance and needs to be changed back and we are working on getting that back in the Ordinance. The 80-foot frontage does not work in pre-platted areas.

Mr. Kiepura closed public comment.

Mr. Kubiak commented there is a discrepancy with the size of the house. It shows that the house is 1,874 square feet. The ask is to build a house that is 2,126 square feet. Discussion ensued regarding the calculations of the house wanting to be built.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to allow the Petitioner to build a two-story home of 2,126 square feet on a parcel that is 7,500 square-feet and 75-feet in width and approximately 19.4 percent lot coverage to the Findings of the Fact. Motion passed unanimously by roll call vote:

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

July 10, 2025

New Business:

1. 2025-19 - Valerius – Developmental Variance

Owner: Mark Wilson, 1804 Walden Court, Henderson, NV 89074

Petitioner: David Valerius, 13414 Cedar Street, Cedar Lake, IN 46303

Vicinity: 8515 W. 132nd Street, Cedar Lake, IN 46303

Parcel Id. #: 45-15-22-458-040.000-014

Mr. Kiepura stated the next order of new business is for a Petitioner allow the Petitioner to replace existing six-foot (6') chain link fence and replace it with a six foot (6') wrought iron fence around the perimeter of the property. Mr. Austgen advised legals are in order.

Mr. David Valerius, 13414 Cedar Street, Cedar Lake, IN, commented he was petitioning on behalf of Mr. Mark Wilson and he would like to build a six-foot, wrought-iron fence in place of the existing chain-link fence. The majority of the fence is down.

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

Mr. Kubiak commented he has to come for a Variance because it would be 50 percent open and chain link isn't allowed. It is a small lot by the lake and the garage and house has been remodeled.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to replace existing six-foot (6') chain link fence and replace it with a six-foot wrought iron fence around the perimeter of the property 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

2. 2025-22 - Lyzenga – Developmental Variance

Owner/Petitioner: Caleb Lyzenga, 18357 School Street, Lansing, IL 60438

Vicinity: 13517 Cedar Street, Cedar Lake, IN 46303

Parcel Id. #: 45-15-26-152-021.000-043

Mr. Kiepura stated the next order of new business is for a Petitioner to reconstruct an upper deck to within 5' from front property line on a lot that is 3,920 square feet with a lot coverage of approx. 32.8%. Mr. Austgen advised legals are in order.

Mr. Caleb Lyzenga, 18357 School Street, Lansing, IL 60438, commented he would like to reconstruct the upper deck to within the front property line on a lot that is 3,920 square feet with a lot coverage of approximately 32.8%.

Mr. Burnham asked was this project started and then it was caught. Mr. Lyzenga responded in the affirmative.

July 10, 2025

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

Mr. Kubiak asked is the deck going to be 15-feet and the width of the house. Mr. Lyzenga responded in the affirmative.

Mr. Kiepura asked were they red-tagged. Mr. Kubiak responded in the affirmative.

Mr. Burnham commented they did a good job, but a permit was not pulled and how was this fair to not get a permit. Mr. Kubiak commented he will be fined three times the cost of the permit.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to re-construct an upper deck within 5-feet from the property line on the lot that is 3,920 square-feet with a lot coverage of approximately 32.8 percent 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. 2025-24 – 2025-26 – Dick – Developmental Variance

Owner: Dawn Dick, 12817 Knight Street, Cedar Lake, IN 46303

Petitioner: Greg Parker, 14823 Morse Street, Cedar Lake, IN 46303

Vicinity: 12817 Knight Street, Cedar Lake, IN 46303

Parcel Id. #: 45-15-23-186-001.000-043

Mr. Kiepura stated the next order of new business is for a Petitioner to construct a new stairway system to the existing entrance of their home. The new stairway system will require a 21' front yard setback. Mr. Austgen advised legals are in order.

Mr. Greg Parker, 14823 Morse Street, Cedar Lake, IN, commented he is here on behalf of Ms. Dawn Dick, who is his neighbor and will not be doing the work on the property. This is a raised ranch house and the front door to the driveway is roughly 12-feet off the driveway. The topography in the front-yard is around seven-feet. The topography is challenging because the house was built on a side of hill and the back of the house is underground. There had been a larger deck that went straight down to the driveway with 18 steps, which is dangerous in the winter. She would like to make a wider stairway for safety with a landing. This will be 27-feet from the improved street, but there is a right-of-way there. Discussion ensued regarding the improvement to the home.

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

Board of Zoning Appeals
July 10, 2025

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to construct a new stairway system to the existing entrance of their home. The new stairway system will require a 21' front yard setback. 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

PUBLIC COMMENT: None was had.

ADJOURNMENT: Mr. Kiepura adjourned the meeting at 6:41 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 10, 2025