



CEDAR LAKE BOARD OF ZONING APPEALS MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA,
October 9, 2025 at 6:00 pm

CALL TO ORDER:

Mr. Kiepura called the Board of Zoning Appeals meeting to order at 6:01 pm, on Thursday, October 9, 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; Ray Jackson; Eric Burnham; James Hunley; John Kiepura, Chairman. A quorum was obtained. **Also Present:** David Austgen, Town Attorney; Tim Kubiak, Director of Operations; and Cheryl Hajduk, Recording Secretary.

Absent: Ben Eldridge, Town Manager

Minutes: September 11, 2025

A motion was made by Mr. Reiling and seconded by Mr. Hunley to approve the September 11, 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. 2025-30 – Wynkoop – Developmental Variance

Owner/Petitioner: Douglas & Kelly Wynkoop, 9010 W. 141st Avenue, Cedar Lake, IN 46303

Vicinity: 9010 W. 141st Avenue, Cedar Lake, IN 46303

Parcel ID: # 45-15-27-376-001.000-014

Mr. Kiepura stated the first order of old business is requesting a Developmental Variance to build a second “Accessory Building” of 30’ x 40’, that will have a Total Building Height (not to exceed) of 17’. New Accessory Building will be approx. 7’ from house and 9’ from pool deck stair. Total Square Footage of Accessory Buildings will be 1,500 on a parcel that is 0.94 acre, with a projected Lot Coverage of 6.7%.

Mr. Douglas Wynkoop, 9010 W. 141st Avenue, Cedar Lake, IN 46303, commented he would like to build an accessory building/pole barn.

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Mr. Kiepura commented per the Ordinance an accessory building covers stick build and pole barns once they are over 1,001 square feet.

A motion was made by Mr. Burnham and seconded by Mr. Jackson to allow the Petitioner to build a second "Accessory Building" of 30' x 40', that will have a Total Building Height (not to exceed) of 17'. New Accessory Building will be approx. 7' from house and 9' from pool deck stair. Total Square Footage of Accessory Buildings will be 1,500 on a parcel that is 0.94 acre, with a projected Lot Coverage of 6.7% to the Findings of Fact.

Motion passed by roll call vote:

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

PUBLIC COMMENT: None was had.

ADJOURNMENT: Mr. Kiepura adjourned the meeting at 6:07 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 October 9, 2025