



CEDAR LAKE BOARD OF ZONING APPEALS MINUTES
CEDAR LAKE TOWN HALL, 7408 CONSTITUTION AVENUE, CEDAR LAKE, INDIANA,
December 11, 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, December 11, 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: November 13, 2025

A motion was made by Mr. Reiling and seconded by Mr. Jackson to approve the November 13, 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

New Business:

1. 2025-35 – RHB Properties LLC– Use Variance

Owner: RHB Properties LLC, c/o Vis Law, 12632 Wicker Avenue, Cedar Lake, IN

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

Vicinity: 13418 Wicker Avenue, Cedar Lake, IN 46303

Parcel ID: # 45-15-29-276-011.000-014

Mr. Kiepura stated the first order of new business is a Use Variance to allow the Petitioner to allow residential leasing use for this property. Mr. Austgen advised legal are in order.

Attorney Nathan Vis, on behalf of RHB Properties, commented they are seeking a Use Variance to allow a residential structure to be used for leasing/residential purposes. This is the former Stenger property located on Wicker Avenue.

- The property was purchased in May 2022 and has been leased residentially for years without clear zoning alignment.

- Legal interpretations differed on whether residential use was pre-existing or ceased, but the variance supports current use as best suited.
- This decision prevents disruption to existing tenants and recognizes mixed-use history, balancing zoning strictness with community needs.
- Semi-truck is no longer there.

Mr. Vis commented the home would be used for residential purposes, with a commercial structure on the back, along with another lot behind it, which is zoned for that use.

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

Mr. Kubiak commented historically this has been used as a residence with a back shop. The current owner is renting the back for storage (warehouse).

Mr. Burnham asked are there people living in the home. Mr. Vis responded in the affirmative.

A motion was made by Mr. Burnham and seconded by Mr. Hunley to allow the Petitioner residential leasing use for this property as a recommendation to the Town Council. Motion passed by roll call vote:

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

2. 2025-39 – Ristevski– Developmental Variance

Owner/Petitioner: Dan Ristevski, Aria Homes, LLC, 7310 E. 107th Court, Crown Point, IN

Vicinity: 13437 Lakeside Blvd., Cedar Lake, IN 46303

Parcel ID: # 45-15-25-153-003.000-043

Mr. Kiepura stated the next order of new business is a Developmental Variance to allow the Petitioner to increase the lot coverage to 31%. Mr. Austgen advised legal is in order, but the green cards are not in the file.

Mr. Dan Ristevski, Aria Homes, LLC, 7310 E. 107th Court, Crown Point, IN, commented this is in the Lakeside Subdivision.

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

- The original request was for 31%, but the board insisted on capping coverage at 30% to keep consistency with prior approvals in the subdivision.
- The increase from the original 25% lot coverage reflects market demand for larger homes with ample garage space.
- This approach balances customer preferences against neighborhood standards to uphold property values and design cohesion.

Mr. Kubiak commented the footprint is bigger for the foundation, as it is a ranch house with a three-car garage. Discussion ensued regarding keeping to 30% lot coverage.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to increase the lot coverage to 30% and not to exceed the 30% and contingent upon getting the green cards returned to Town Hall to the Findings of Fact. Motion passed by roll call vote:

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

2. 2025-40 – Deyoung– Developmental Variance

Owner/Petitioner: Paul Deyoung, 13925 Butternut Street, Cedar Lake, IN 46303

Vicinity: 6635 W. 135th Street, Cedar Lake, IN 46303

Parcel ID: # 45-15-26-278-001.000-043

Mr. Kiepura stated the next order of new business is Petitioner is requesting a Developmental Variance to allow three accessory buildings, two temporary carport style metal buildings, building separation of three-feet accessory buildings in front yard, accessory building wall height of 14-feet, peak height of 17-feet, 6-inches. Total accessory building of 2,076 square feet where 1,000 square feet allowed. Mr. Austgen advised legal are in order.

Mr. Paul Deyoung, 13925 Butternut Street, Cedar Lake, IN explained why he wanted the accessory buildings. The property is about an acre in size.

- The existing setup included a house, two carports (one large steel building), and a garage, exceeding allowed accessory building limits and lacking permits.
- DeYoung agreed to remove one accessory building and move another seven feet to achieve the required separation.
- The large building's height variance to 14-foot walls and 17.5-foot peak was approved to accommodate camper storage and maintenance needs.
- The board explicitly prohibited any mechanical or business use of the accessory buildings to prevent commercial activity on residential property.
- The triple permit fine enforces compliance and serves as a deterrent for future unauthorized construction.
- Remove third accessory building to comply with two building limit. Relocate buildings to maintain minimum 10 feet separation; pay fine equal to three times the building permit cost upon permit application; restrict accessory building use to personal storage with no commercial activities.

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

Mr. John Gertsma, 6629 W. 135th Place, commented he does not have a problem with Mr. Deyoung is wanting to do.

Public comment is closed.

Mr. Kubiak commented the saving grace is where this property is located, which is at the end of Hobart Street and is unique.

The fine that will be issued was discussed.

Mr. Kiepura commented about the hardship. We do not have to approve if the applicant puts "no" to the questions on the application.

A motion was made by Mr. Burnham and seconded by Mr. Hunley that Petitioner is allowed to have two accessory buildings, not to exceed 1,615 square feet, 10-feet of separation between the buildings, accessory building in front yard, but by definition is the back yard, accessory building wall height of 14-feet, peak height of 17-feet, 6-inches, fine will be the cost of the permit three times cost of permit (to be paid before permit is issued), not to be used as a mechanic shop business, and all green cards to be returned to the Town office to the Findings of Fact. Motion passed by roll call vote:

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

2. 2025-41 – McClymont– Developmental Variance

Owner/Petitioner: Andrew McClymont, 8815 W. 132nd Place, Cedar Lake, IN 46303
Vicinity: 8815 W. 132nd Place, Cedar Lake, IN 46303
Parcel ID: # 45-15-22-388-030.000-014

Mr. Kiepura stated the next order of new business is Petitioner is requesting a Developmental Variance to allow the Petitioner to put a carport in the front yard 13-feet from property line. Mr. Austgen advised legal is in order.

Mr. Andrew McClymont, 8815 W. 132nd Place, Cedar Lake, IN, commented he would like to put a new carport up in the front yard.

- The property's steep hill and lack of a suitable backyard location made the front yard the only practical site for the carport.
- Despite typical restrictions on front yard carports, the board acknowledged the long-standing presence of the original carport since 1965.
- The variance supports accessibility and safety for an aging homeowner, aligning with community welfare priorities.
- The building department had no objections, and the distance from the road was considered adequate for safety.

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

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A motion was made by Mr. Burnham and seconded by Mr. Reiling to allow the Petitioner to put a carport in the front yard 13-feet from property line to the Findings of Fact. Motion passed by roll call vote:

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

3. 2025-42 – Diamond Peak Homes– Developmental Variance

Owner/Petitioner: Diamond Peak Homes, 1313 White Hawk Drive, Crown Point, IN 46307

Vicinity: 13547 Lakeside Boulevard, Cedar Lake, IN 46303

Parcel ID: # 45-15-153-011.000-043

Mr. Kiepura stated the next order of new business is Petitioner is requesting a Developmental Variance to increase the height restriction from 32-feet in lieu of the approved 30-feet for the overall height of the home. Mr. Austgen advised legal are in order, but the green cards are not in the file.

Mr. Richard Hilen (spelling), Diamond Peak Homes, 1313 White Hawk Drive, Crown Point, IN, commented we would like a Variance of 32-feet in lieu of 30-feet for the development of a home.

Mr. Kubiak commented at the last meeting, the one that was withdrawn was they were unsure which was which and the one that was denied was sold and the one that was approved was the spec house. The approved house to move forward that was pre-sold was the wrong lot and address. The representative had the wrong information. The withdrawn petition was the one needed and the other one was approved was on the other lot.

- The height variance aligns with the subdivision's 8/12 roof pitch minimum and accommodates the custom home's design.
- The prior approval from November 13, 2025, was declared null and void due to address misidentification.
- This correction maintains accurate public records and ensures proper permitting aligned with lot specifications.

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. Reiling that at the November 13, 2025 meeting approved a Variance on a lot that the address was incorrectly presented and tonight's meeting is to correct this and last month's motion is null and void and to have the green cards returned to Town Hall. This Developmental Variance is to allow the Petitioner to increase the height restriction from 32-feet in lieu of the approved 30-feet for the overall height of the home 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

4. 2025-43 – Groen– Developmental Variance

Owner: Joseph and Amanda Porter, 5711 Huron Drive, Cedar Lake, IN 46303

Petitioner: Groen Landscape Inc., 1904 Hart Street, Unit E, Dyer, IN 46311

Vicinity: 5711 Huron Drive, Cedar Lake, IN 46303

Parcel ID: # 45-15-25-131-004.000-043

(asking for a deferral to the January meeting)

Mr. Kiepura stated the next order of new business is requesting a Developmental Variance to allow the Petitioner to extend the footage between the pavilion and the deck from 8-feet to 10-feet; have a roof overhang on pool side that is 9.2-feet from water's edge and not 10-feet; and 26.5% over the 25% allowance for lot coverage.

Petitioner is asking for a deferral to the January 8, 2026 meeting due to the public notice was incorrectly submitted.

A motion was made by Mr. Burnham and seconded by Mr. Reiling to defer this item to the January 8, 2026 meeting. 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 7:15 p.m.

Board of Zoning Appeals
December 11, 2025

TOWN OF CEDAR LAKE BOARD OF ZONING APPEALS

John Kiepura, Chairman

Eric Burnham, Vice Chairman

Jerry Reiling, Member

Pete Swick, 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 December 11, 2025