

**Town of Cedar
Lake
Board of Zoning
Appeals**

4-Year Term

Jerry Reiling (R)
(01/01/2023-
12/31/2026)

Ray Jackson (R)
(01/01/2022-
12/31/2026)

Eric Burnham, (R)
(01/01/2023-
12/31/2026)

**Plan Commission
Appointee
(1 Year Term)**

Pete Swick (D)
(01/01/2026-
12/31/2026)

**Town Council
Appointee
(1 Year Term)**

John Kiepura, (R)
(01/01/2026-
12/31/2026)

**David Austgen,
Town Attorney**

**Ben Eldridge,
Town Manager**

**Tim Kubiak,
Director of
Operations**

**Cheryl Hajduk,
Recording
Secretary**



**Board of Zoning Appeals
January 8, 2026 at 6:00 PM**

CALL TO ORDER (Time____:____)

PLEDGE OF ALLEGIANCE

ROLL CALL:

Nomination and Appointment of Officers:

Chairman

Motion: _____ 1st _____ 2nd

Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	-

Vice Chairman

Motion: _____ 1st _____ 2nd

Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	-

Minutes: December 11, 2025

Motion: _____ 1st _____ 2nd

Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	-

Old Business:

1. 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

(this Petition was deferred from the December meeting)

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2, R-2 Zoning District, Section C 6. Lot Coverage: not more than twenty-five percent (25%) of the area of the lot may be covered by buildings and structures; Section A, 1. B.: Accessory buildings shall be permitted per building lot upon issuance of a duly authorized building permit by the designated Town Building Official. Grade level is determinate as six (6") inches below the floor surface. Exterior wall height shall not exceed ten (10') feet from the finish floor surface. Attached garages shall be excluded when calculating the maximum accessory building square feet; Chapter 11, Section B. 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, as amended from time to time. Pumps, filters and pool water disinfection equipment installations shall be similarly restricted to the requirements of this paragraph. A pool may be connected to a deck.

This Developmental Variance is 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.

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 st		2 nd			
Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

New Business:

1. 2025- 44 – Serrano– Use Variance

Owner/Petitioner: Luis E. Serrano, 1927 Spruce Cir., Munster, IN 46321

Vicinity: 12644 Wicker Avenue, Cedar Lake, IN 46303

Parcel ID: # 45-15-20-229-019.000-014

Petitioner is requesting a Use Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.1 – B-1 Neighborhood Business Zoning District, Section B General Provisions: all business, service, storage, merchandise, display, and where permitted, repair and processing, shall be conducted wholly within an enclosed building, unless authorized as a variance, and except as otherwise permitted herein for specified uses, such as off-street automobile parking, off-street loading, and the like.

This Use Variance is to allow the Petitioner to store business vehicles on site.

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 st		2 nd			
Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepura	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

2. 2025-45 – Botterman– Developmental VarianceOwner/Petitioner: Andrew McClymont, 8815 W. 132nd Place, Cedar Lake, IN 46303Vicinity: 8815 W. 132nd Place, Cedar Lake, IN 46303

Parcel ID: # 45-15-35-104-007.000-043

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2 – R-2 Zoning District, Section C - Bulk Requirements: Minimum Lot Area and Width: a lot width of not less than eighty feet (80'), Front Yard: a distance of thirty feet (30'), Side Yard: two (2) side yards, each having a width of not less than eight feet (8'), Rear Yard: there shall be a rear yard of not less than thirty feet (30'), Section D – Parking Requirements: there shall be at least two (2) parking spaces for each single-family dwelling

This Developmental Variance is to allow the Petitioner to change building setbacks for proposed improvements: 66' front width, 5' side yard setbacks, 5' rear yard setback, only 1 off-street parking, and 5' rear yard setback.

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 st		2 nd			
Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepora	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

3. 2025-46 – M&L Adventures– Developmental Variance

Owner: M&L Adventures, c/o Vis Law, PO Box 980, Cedar Lake, IN

Petitioner: Vis Law, PO Box 980, Cedar Lake, IN

Vicinity: 10715 W. 133rd Avenue, Cedar Lake, IN 46303

Parcel ID: # 45-15-28-126-017.000-014 & 45-15-28-126-023.000-014

Petitioner is requesting a Developmental Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 7.2 –Section D – Side Yard (c) : all interior lots shall have two (2) side yards, each having a width of not less than twelve feet (12'), except where party wall are used, Chapter 16 – Section C – Signs in Business or Industrial Districts (c): Monument Signs/Pole Mounted Signs: (i) in the event that a building has a monument sign it shall be limited to a maximum size of sixty (60') square feet in area and six (6') feet in height. (ii) in the event that a building has a pole mounted sign it shall be limited to a maximum size of sixty (60') square feet in area, (25') feet in height and must have a ground clearance of a minimum of eight (8') feet from the ground to the bottom of the sign, Chapter 12 – Section D: In Yards: off street parking spaces, open to the sky, may be located in any yard, except a front yard and a side yard adjoining a street. Enclosed buildings and carports containing off-street parking spaces shall be subject to applicable yard requirements.

This Developmental Variance is to allow the Petitioner to allow on east side of parking lot, for parking lot to extend to within one foot of the edge of the property line, expand

monument sign from 60 square-feet to 72 square-feet, extend height of monument sign from 6-feet to 18-feet, allow additional electronic sign, size to be 12x24, mounted on pole, maximum height of 32-feet, and allow front, side and rear parking.

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 st		2 nd			
Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepora	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

4. 2025-47 – Littles– Use Variance

Owner: Tommy Littles, 9602 W. 135th Place, Cedar Lake, IN 46303

Petitioner: Barbara Littles, 9602 W. 135th Place, Cedar Lake, IN 46303

Vicinity: 9602 W. 135th Place, Cedar Lake, IN 46303

Parcel ID: # 45-15-28-280-006.000-014

Petitioner is requesting a Use Variance from the Town of Cedar Lake, Lake County, Indiana Ordinance No. 1402, Chapter 6.2 –R-2 Zoning District, Section B - Permitted Uses: (1) **Primary Use**: single-family detached dwelling units.

This Use Variance is to allow the Petitioner to run a home-based hair salon in a R-2 Zoning District.

- a. Review of Legals
- b. Petitioner's Comments:
- c. Remonstrators:
- d. Building Department's Comments:
- e. Board's Decision Motion:

1 st		2 nd			
Jerry Reiling	Pete Swick	Ray Jackson	Eric Burnham	John Kiepora	Vote
Yes No	Yes No	Yes No	Yes No	Yes No	

Public Comment:

Adjournment:

Next Board of Zoning Appeals Meeting: Thursday, February 12, 2026 at 6:00 PM

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 Cedar Lake Town Hall at (219) 374-7400.