



# CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

## PETITIONERS:

J. Scott and Diane Burton

Pamela Dean

Mike and Kim Alexander

HAND, Inc. (Tabled until June 21<sup>st</sup> meeting)

## BZA MEETING MINUTES

05/17/12

7:00 p.m.

Chairman Art Hall called the Cicero/Jackson Township BZA meeting to order at 7:00pm and the members were present or absent as follows:

### ROLL CALL

**Present:** Art Hall-Chairman  
Bruce Freeman  
Dan Strong-Vice Chairman  
Stephen Zell  
Paul Munoz-C/JT Plan Director  
John Culp-Legal Counsel

**Absent:** Kelly Gunn- Recording Secretary  
Corey Sylvester

### 1. DECLARATION OF QUORUM:

Chairman Art Hall declared a quorum with 4 of 5 members being present. Chairman Hall discussed the issue with the Legal Notices for the Alexander and Burton dockets not being published within the required 10 day window. Legal Counsel John Culp explained to the petitioner's the legal requirement and its importance and the board discussed potential remedies including the board holding a Special Session. Discussion continued amongst members of the board and the petitioners' in reference to the scheduling of the Special Session and what would need to be done prior to the next meeting. Chairman Hall stated that a Special Session will be held on Thursday May 31<sup>st</sup> at 7pm.

### 2. APPROVAL OF MINUTES:

Chairman Art Hall asked for a motion to approve the March 22nd meeting minutes. Bruce Freeman made the motion to approve the meeting minutes as submitted. Stephen Zell seconded the motion. All members present were in favor and the meeting minutes were approved.

### 3. OLD BUSINESS:

150 W. JACKSON ST. P.O. Box 650 CICERO, IN 46034  
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



# CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

NONE

## 4. NEW BUSINESS:

- **Docket #: BZA-0412-019-AG**  
**Petitioner: J. Scott and Laura Burton**  
**Proposed Location: 22400 Cammack Rd.**  
**Noblesville, IN 46062**

Development Standards Variance: To allow for the construction of an accessory structure to be placed in the front yard of a dwelling whereas the ordinance states that an accessory structure shall only be located to the rear or side of the primary structure.

**This docket was tabled until a Special Session on May 31<sup>st</sup>, 2012 due to a publishing error by the Noblesville Daily Times.**

- **Docket #: BZA-0412-018-R3**  
**Petitioner: Pamela Dean**  
**Proposed Location: 370 South Peru St.**  
**Cicero, IN 46034**

Special Exception Variance: To allow for a home occupation #2 of a small handmade crafts and jewelry store in a residential zoning district where home occupation #2 is currently not permitted.

Pamela Dean came before the board and briefly discussed her proposal to run a small craft and jewelry store business from her home. Ms. Dean discussed the fact that this has been a hobby of hers for quite some time and that she would like to expand and make more product. Hours of operation were discussed. Ms. Dean stated that she believed that her hours would be Thursday through Saturday from either 10am to 5pm or 10am to 6pm. Stephen Zell asked about any proposed signage for the business. Ms. Dean stated that she will have some signage, but she is not exactly sure of what it will consist of at this time. The Aesthetic Review process was discussed amongst the members of the board and the petitioner. Discussion about the proposed business continued amongst the members of the board and the petitioner.

Chairman Hall entertained a motion to open the Public Hearing. A motion was made by Bruce Freeman and seconded by Stephen Zell. Troy Ferguson of Seven Sisters Florists came before the board and stated that he was in favor of Ms. Dean's request. Mr. Ferguson stated that there are already several businesses along the St. Rd. 19 corridor, and that he believes that it would fit into the area nicely. There were no further comments from the public or the board members.

Stephen Zell made a motion to approve the docket. Bruce Freeman seconded the motion. All members present were in favor and the docket was approved.



# CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

- **Docket #: BZA-0412-020-R1**

**Petitioner: Mike and Kim Alexander**

**Proposed Location: 24592 Point Ln.**

**Arcadia, IN 46030**

**Development Standards Variance:** To allow an accessory structure in front of a primary structure whereas the ordinance states that an accessory shall only be located to the rear or side of the primary structure.

**This docket was tabled until a Special Session on May 31<sup>st</sup>, 2012 due to a publishing error by the Noblesville Daily Times.**

- **Docket #: BZA-0412-021-R1**

**Petitioner: Mike and Kim Alexander**

**Proposed Location: 24592 Point Ln.**

**Arcadia, IN 46030**

**Development Standards Variance:** To install a gravel driveway whereas the ordinance states that all drives shall be concrete, concrete pavers, brick or asphalt.

**This docket was tabled until a Special Session on May 31<sup>st</sup>, 2012 due to a publishing error by the Noblesville Daily Times.**

- **Docket #: BZA-0412-022-R1**

**Petitioner: Mike and Kim Alexander**

**Proposed Location: 24592 Point Ln.**

**Arcadia, IN 46030**

**Development Standards Variance:** To install a rail style farm fence in the front yard of the primary structure that is greater than three (3) feet in height whereas the ordinance states that fences in the front yard cannot be greater in height than three (3) feet.

**This docket was tabled until a Special Session on May 31<sup>st</sup>, 2012 due to a publishing error by the Noblesville Daily Times.**

## **5. PLAN DIRECTOR'S REPORT**

150 W. JACKSON ST. P.O. Box 650 CICERO, IN 46034  
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



# CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Paul Munoz discussed the Comprehensive Plan process and gave the members an update on the latest developments.

**6. CHAIRMAN'S REPORT:**

NONE

**7. LEGAL COUNSEL REPORT:**

NONE

**8. PUBLIC COMMENT:**

NONE

**9. BOARD MEMBERS COMMENTS:**

NONE

**11. NEXT MEETING:**

June 21st, 2012 at 7:00 p.m.

**12. ADJOURNMENT:**

Bruce Freeman made the motion to adjourn, and Stephen Zell seconded the motion. All members present were in favor, and the meeting was adjourned.

Signatures:

\_\_\_\_\_  
Art Hall-2012 Chairman

\_\_\_\_\_  
Dan Strong 2012 Vice-Chairman

\_\_\_\_\_  
Stephen Zell-2012 Secretary

\_\_\_\_\_  
Kelly E. Gunn- Recording Secretary

\_\_\_\_\_  
Date