



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

PETITIONERS:

Joshua Hittle

BZA MEETING MINUTES

01/23/14

7:00 p.m.

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

ROLL CALL

Present: Brad Baker- Vice Chairman
Bruce Freeman-Secretary
Dan Strong
Mark Thomas
Tim Fonderoli (substitute for Chairman Art Hall)
John Culp- Legal Counsel
Kelly Gunn- Recording Secretary

Absent: Paul Munoz-Plan Director
Chairman Art Hall

1. DECLARATION OF QUORUM:

Vice Chairman Brad Baker declared a quorum with 5 of 5 members present.

2. APPROVAL OF MINUTES:

Dan Strong made a motion to approve the 11/21/13 meeting minutes. Bruce Freeman seconded the motion. All members present were in favor.

Legal Counsel John Culp introduced Kelleigh, from his office Church Church Hittle and Antrim. John Culp stated that she will be assisting him and accompanying him and Aaron Culp to various town meetings on occasion.

3. OLD BUSINESS:

NONE



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4. NEW BUSINESS:

Docket #: BZA-1213-025-AG

Petitioner: Joshua R. Hittle

Property Address: 2049 E. 226th St.
Cicero, IN 46034

Development Standards Variance: To allow for four (4) accessory structures on a property whereas the ordinance states that no more than two (2) accessory structures are permitted on a property at one time.

Mr. Hittle came forward to discuss his proposal to have four accessory structures on his property. The four accessory structures that Mr. Hittle discussed were a garden shed, a mini barn, a truck box with a lean to and a pole barn. Mr. Hittle stated that he will be removing two of the accessory structures off of the property once he gets the pole barn built. Legal Counsel John Culp asked the petitioner if he is related to the managing partner involved in his legal firm. Mr. Hittle stated that he is related distantly but they have no involvement in this petition. Vice Chairman Brad Baker asked the petitioner how many acres there are on this property. Mr. Hittle stated that there are 10 acres total. Dan Strong asked if the petitioner operates a business from the property. Mr. Hittle stated that he did not. Dan Strong asked if there were any living quarters housed within any of the existing accessory structures and if he intended to have them in the new pole barn. Mr. Hittle stated no. Dan Strong explained that the conditions of no living quarters and no business within the structure are normal stipulations that are attached to the motion and will need to be recorded with the Deed. Mr. Hittle had no objections to that. Bruce Freeman asked if they could add a timeframe for the construction of the new structure to be completed and the other two structures to be removed from the property. Legal Counsel John Culp stated that it could be done in the motion. Discussion of a timeframe for the project continued amongst the members of the board and the petitioner. Vice Chairman Brad Baker asked Legal Counsel John Culp if there is a typical timeframe applied to variances like these. John Culp stated that they have implemented anywhere between 12 months to 3 years as a timeframe for previous variance requests that the board has heard. Mark Thomas asked the petitioner for clarification on the proposed location of the new accessory structure. Mr. Hittle discussed this and showed Mr. Thomas on the site plan. John Culp asked Recording Secretary Kelly Gunn if all of the legal requirements for this petition had been fulfilled. Kelly Gunn stated yes. There were no further questions or comments from the board members.

Dan Strong made a motion to open the Public Hearing. Mark Thomas seconded the motion and all members present were in favor. There were no members of the public present; therefore no public comments were made. Bruce Freeman made a motion to close the Public Hearing and Tim Fonderoli seconded the motion. All members present were in favor.

Dan Strong asked fellow board member Bruce Freeman if he wanted to add a time commitment to the motion to approve. Discussion of the self imposed time frame that the petitioner stated in his findings took place.



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Dan Strong made a motion to approve the variance request with the following stipulations: that there would be no living quarters or commercial business within the structure, that there be a 3 year deadline for the petitioner to obtain a building permit for the structure as stated in the Petitioner's List of Findings. Tim Fonderoli seconded the motion. All members present were in favor. Dan Strong instructed the petitioner to meet with Plan Director Paul Munoz to obtain all documents in regards to the building permit.

Election of Officers- Discussion of the current appointments for the board and when they expire took place. Tim Fonderoli made a motion to table the Election of Officers until next month's meeting. Dan Strong seconded the motion and all members present were in favor.

5. PLAN DIRECTOR'S REPORT

Dan Strong discussed the Ordinance revision project and the meeting that took place with the consulting firm that was chosen, Ratio. Discussion of this topic continued amongst the members of the board. Discussion in reference to the Dollar General sign as well as what the Plan Commission looks at during the Aesthetic Review process took place amongst the board members.

6. CHAIRMAN'S REPORT:

NONE

7. LEGAL COUNSEL REPORT:

NONE

8. PUBLIC COMMENT:

NONE

9. BOARD MEMBERS COMMENTS:

Bruce Freeman asked if the Plan Commission reviews all fence requests. Discussion of this topic as well as a unique fence on Cammack Rd. took place amongst the board.

11. NEXT MEETING:

February 20th, 2013 at 7:00 p.m.

12. ADJOURNMENT:

Bruce Freeman made a motion to adjourn and Mark Thomas seconded the motion. All members present were in favor. The meeting was adjourned at 7:24 pm.



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Signatures:

Art Hall-2013 Chairman

Brad Baker-2013 Vice-Chairman

Bruce Freeman-2013 Secretary

Kelly E. Gunn- Recording Secretary

Date