



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

PETITIONERS:

Steve and Laceta Taylor (Property Owner) Robin Lawrence (Buyer)

BZA MEETING MINUTES

03/20/14

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
Brad Baker- Vice Chairman
Bruce Freeman-Secretary
Dan Strong
Mark Thomas
John Culp- Legal Counsel
Paul Munoz-Plan Director
Kelly Gunn- Recording Secretary

Absent: NONE

1. DECLARATION OF QUORUM:

Chairman Art Hall declared a quorum with 5 of 5 members present.

2. APPROVAL OF MINUTES:

Bruce Freeman made a motion to approve the 01/23/14 meeting minutes. Mark Thomas seconded the motion. All members present were in favor.

3. OLD BUSINESS:

NONE



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4. NEW BUSINESS:

Docket #: BZA-0214-001-AG

Petitioner: Steve and Laceta Taylor (Property Owner), Robin Lawrence (Buyer)

Property Address: 1955 E. 226th St.
Cicero, IN 46034

Development Standards Variance: To allow for one (1) Large Animal (Horse) per acre whereas the ordinance allows for one (1) Large Animal per 1.5 acres of fenced in pasture.

Docket #: BZA-0214-002-AG

Petitioner: Steve and Laceta Taylor (Property Owner), Robin Lawrence (Buyer)

Property Address: 1955 E. 226th St.
Cicero, IN 46034

Development Standards Variance: To allow for a horse boarding, stable and riding lesson business to operate from the property in an AG Zoning District.

Docket #: BZA-0214-003-AG

Petitioner: Steve and Laceta Taylor (Property Owner), Robin Lawrence (Buyer)

Property Address: 1955 E. 226th St.
Cicero, IN 46034

Development Standards Variance: To allow for a third (3) accessory structure whereas the ordinance states that no more than two (2) accessory structures are permitted on a lot.

Plan Director Paul Munoz explained that since the property owners live in another state, that the Realtor who is handling the listing of their property was supposed to be in attendance to speak on their behalf. The Realtor was unable to attend, so the agenda items must be tabled until next month's meeting. Dan Strong made a motion to table the agenda items until the April meeting. Bruce Freeman seconded the motion. All members present were in favor.

Election of Officers for 2014

Dan Strong made a motion to nominate Art Hall to continue as BZA Chairman. Bruce Freeman seconded the motion. There were no further nominations. Bruce Freeman made a motion to close the nominations and



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Mark Thomas seconded the motion. All members present were in favor. All members present voted in favor of Art Hall continuing as BZA Chairman for 2014.

Mark Thomas made a motion to nominate Brad Baker for Vice Chairman. Bruce Freeman seconded the motion. There were no other nominations. Dan Strong made a motion to close the nominations. Bruce Freeman seconded the motion. All members present were in favor. All members present voted in favor of Brad Baker continuing as Vice Chairman for 2014.

Dan Strong made a motion to nominate Mark Thomas as Secretary. Bruce Freeman seconded the motion. Mark Thomas nominated Bruce Freeman as Secretary. The motion failed due to lack of a 2nd. There were no other nominations. Bruce Freeman made a motion to close the nominations. Brad Baker seconded the motion. All members present were in favor. All members present were in favor of Mark Thomas being elected the 2014 BZA Secretary.

5. PLAN DIRECTOR'S REPORT

Paul Munoz discussed the Comprehensive Plan project and gave an update on its progress. Discussion of this project continued amongst the members of the board and the Plan Director.

Paul Munoz discussed the Ordinance Revision project. Paul discussed the Steering Committee meeting and the wealth of knowledge and great ideas and questions that came from the meeting. Paul discussed the goals and objectives of the revision project which are: to have all new ordinance handbooks printed, to have the ability to easily search and navigate the ordinances online and to have the zoning maps online. Discussion continued about this topic amongst the members of the board and the Plan Director.

Chairman Hall asked about adding an ordinance in reference to height requirements for secondary buildings and structures and he referenced a previous situation involving a shed in Morse Landing. Discussion of this continued. Paul Munoz stated that he will make note of the board's interest in including this item in the ordinance revision.

Vice Chairman Brad Baker brought up the wind turbine ordinance. Discussion of the size of different turbines as well as the opportunity for them to be used in our local community took place amongst the board members and the Plan Director. Paul Munoz stated that there is still much research being conducted on this topic in our state.

6. CHAIRMAN'S REPORT:

NONE



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7. LEGAL COUNSEL REPORT:

John Culp asked if the revised ordinances will be submitted as one large submission to the Town Council for review and approval, or if they will be submitted individually. Paul Munoz stated that they will be submitted individually. Discussion of this process continued.

John Culp stated that this will be his last year working and he will be retiring next year. John Culp stated that his son, Aaron Culp will take over if the Town Council, Plan Commission and BZA are in approval. Chairman Hall thanked John Culp for his many years of dedication and service to the communities of Cicero and Jackson Township. John Culp stated that he has thoroughly enjoyed working with all of these groups in our community and that they are the most intelligent and professional boards that he has dealt with.

Discussion of expired appointments took place amongst the members of the board. Kelly Gunn stated that she was waiting on a final confirmation from Clerk/Treasurer, Jan Unger in reference to this topic. Discussion continued.

8. PUBLIC COMMENT:

NONE

9. BOARD MEMBERS COMMENTS:

NONE

11. NEXT MEETING:

April 17th, 2014 at 7:00 p.m.

12. ADJOURNMENT:

Brad Baker made a motion to adjourn and Bruce Freeman seconded the motion. All members present were in favor. The meeting was adjourned at 7:35 pm.



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Signatures:

Art Hall-2014 Chairman

Brad Baker-2014 Vice-Chairman

Bruce Freeman-2014 Secretary

Kelly E. Gunn- Recording Secretary

Date