



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA Meeting Minutes
October 19, 2016
7:00 p.m.

Roll Call of Members

Present:

- Brad Baker - President
- Tom Warner -
- Dan Strong-
- David Martin-absent
- Mike Berry-
- Aaron Culp - Legal Counsel
- Paul Munoz - C/JT Plan Director
- Terri Strong-Recorder

1. Declaration of Quorum: Chairman Baker stated quorum with all members present.
2. Approval of Minutes: Aug/Sept/Oct 2015 sent via email, members had not reviewed. Mr. Munoz stated more to review coming to Board.

Mr. Strong made motion to remain tabled until next meeting. Mr. Berry second. All present in favor.

3. Old Business

Docket #: BZA-0816-113-R3

Petitioner: Kenny Marsh

**Property Address: 1440 Bayswater Lane
Cicero, IN 46034**

Development Standards Variance: To allow for an accessory structure to be placed in the front yard of a property on new construction.

Mr. Strong made motion to untable BZA-0816-113-R3. Mr. Warner second. All present in favor.

Petitioner present. Kenneth Marsh 1440 Bayswater Lane. Chairman Baker questioned if previous building was on property and if this is the only accessory structure on the property at this time. Mr. Marsh answered yes, a one car detached garage was the only accessory structure on the property. Mr. Strong asked Mr. Munoz asked if findings of fact was available. Mr. Munoz stated perhaps in last month packet. Mr. Munoz to have Mr. Marsh to address those items. Mr. Marsh read the questions and answered. Mr. Marsh stated building a four-car garage for personal use, not to use as business. Chairman Baker asked why would need to put in front of primary structure. Mr. Marsh stated property is narrow and deep, no room behind the house due to hill, there is no room to sides due to the proximity of the neighbors. Chairman Baker asked for set-back in that area. Mr. Munoz stated approximately 35 feet. Mr. Strong asked for clarification of exterior elements. Mr. Marsh stated stone and fiber board with texture. Mr. Berry asked if electricity or lighting. Mr. Marsh



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answered yes to electricity for doors openers with lights and most likely lights for outside just small lights on building.

Mr. Strong made motion to open public hearing. Mr. Warner second. All present in favor.

No Public comments.

Mr. Strong made motion to close the public hearing. Mr. Berry second. All present in favor.

Further discussion, Mr. Warner asked if fiber board would be lap siding like the house. Roof is shingle. Mr. Marsh stated currently shingles close to same but house will need shingled in next couple years then will match.

Mr. Strong made motion to approve BZA-0816-0113-R3 with commitments for no living quarters or business to be operated out of structure and to be recorded as such. Mr. Warner second. Vote as follows:

Mr. Strong-yes, Mr. Warner-yes, Mr. Berry-yes, Mr. Baker-yes. Motion approved 4-0.

4. New Business

Docket #: BZA-0916-016-AG

Petitioner: RAM, INC

Property Address: 25415 St. Rd. 19

Arcadia, IN

Development Standards Variance: To allow a rear yard set-back of 32 ft. whereas the ordinance states rear yard set-back is to be 35 ft. in an AG district.

Petitioner present. **Jim Yeary 19230 Cal Vista Drive Noblesville. Chairman** Baker asked if rear yard was discussed previously. Mr. Strong stated no because of variance clarifications and C-1 standards. Stayed as AG. Chairman Baker asked if plans had changed from previously presented. Mr. Yeary stated minor changed area square instead of hexagon, the freezer section is 2 feet over. Mr. Strong stated didn't have a lot of details previously. Mr. Yeary stated owned property to the north but not on the other sides, responding to Chairman Baker. Mr. Strong questioned the findings of fact document item number three, shouldn't answer be yes to practical difficulty. Mr. Munoz stated should be yes. Mr. Strong explained his question to Mr. Yeary. Mr. Yeary stated answered no difficulty to others, and trying to get the most use out of the land. Mr. Munoz stated time line for plans has been due to trying to squeeze everything in needed for existing business as well as new. Mr. Warner asked if parking was sufficient. Mr. Munoz stated yes, all across the front enough for the demand. Mr. Strong asked if planning to pave the parking lot. Mr. Yeary answered is the goal. Mr. Strong answered on the record, asked a lot of questions last time concerning a commercial business in an AG district, and the standards that have to be met for each. As AG district you would not have to pave, and this is not something I (Mr. Strong) believe we would want to do in the future, that is having a commercial business in an AG district. There would be other things we would want to include in any typical commercial project in the future.

Chairman Baker asked if site plan had been submitted to the state as far as HWY access. Mr. Yeary stated getting ready, no issue, electrical with question, but no issues, hoping to get it next week. Mr. Munoz stated proposed drawings was reviewed by INDOT when the drainage was reviewed. Mr. Strong stated he would like



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to see the commitment that the parking would be paved before he would be willing to approve. Mr. Yeary stated he would make that commitment. Original plan would have been, land guy had expressed concern on settling. Discussion around parking lot and timeline of a six month or year. Chairman Baker asked state requirement for protecting during construction. Mr. Munoz stated that was met. Mr. Strong asked for timeline. Mr. Yeary stated next year to be in. Mr. Strong stated aesthetics and general safety end of next year would be maximum.

Mr. Warner made motion to open public hearing. Mr. Berry second. All present in favor.

No Public comments.

Mr. Warner made motion to close public hearing. Mr. Berry second. All present in favor.

Mr. Strong made motion to approve BZA-0916-016-AG with the commitment that the parking lot would be paved by December 31, 2017. Mr. Berry second. Vote as follows:

Mr. Baker-yes, Mr. Warner-yes, Mr. Berry-yes, Mr. Strong-yes. Motion approved 4-0. Petition granted.

Docket #: BZA 0916-0117-R1

Petitioner: Scott Hickman

**Address: 47 Hickory Ridge Circle
Cicero, IN 46034**

Development Standard Variance: To allow accessory structure in front of primary structure.

Mr. Warner made motion to table BZA 0916-0117-R1 until November meeting. Mr. Strong second. All present in favor.

4. Plan Director's Report: Reported that Paul himself, has given notice to Town Council last day at the end of the month, appreciated everyone that had volunteered time.
5. Chairman's Report: See comments above.
7. Legal Counsel's Report: none
8. Public Comment: no comments
9. Board Member Comments: Mr. Strong stated Paul has been here for 7 ½ years and went beyond original job description and will be sorely missed, wish him and family well. Others seconded comments.
10. Next Planned BZA Meeting:
November 17, 2016 at 7:00 pm
11. Adjournment: **Mr. Warner made motion to adjourn. Mr. Berry second. All present in favor.**

Signatures:



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_____ - 2016 Chairman

_____ - 2016 Secretary

Terri Strong- Recorder

Date: _____

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034