



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA Meeting Minutes
July 21st 2016
7:00 p.m.

Roll Call of Members

Present:

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

1. Declaration of Quorum: Chairman Baker declared a quorum with 4 of 5 members present.
2. Approval of Minutes: Mr. Munoz stated none at this time. Mr. Munoz also informed the board that Sally would no longer be available to do the minutes and changes would need to be made with office structure. Mr. Munoz stated Barb is the only one remaining in the office.

Mr. Strong made motion for minutes to remain tabled. Mr. Warner second. All present in favor.

3. Old Business

Tabled: **Docket #: BZA-0516-009-R2**

Petitioner: Kent Steury

Property Address: 21820 Cammack Rd.

Noblesville, IN 46062

Development Standards Variance: To allow a 3rd accessory structure to be placed on the property whereas the ordinance states that only two (2) accessory structures are allowed on a property in an "R2" District.

Chairman Baker is petitioner present. Mr. Kent Steury 21820 Cammack Rd., stated does reside at address.

Mr. Warner motion to untable docket. Mr. Berry second. All present in favor.

Mr. Strong stated there were questions from last month, please tell us about petition what building is for. Mr. Steury stated building is needed for tractor and implements. Pictures show buildings and property. Chairman Baker questioned if farmed ground around property. Mr. Steury stated no and checked with owner, does not intend on selling will stay Ag. Mr. Strong stated we typically will ask for a building of this size that building does not have living quarters, and no business is operated out of the structure. Also that it be recorded as such, do you have an objection to that. Mr. Steury stated none at all. Chairman Baker questioned color scheme. Mr. Steury stated would match other structures in color. Mr. Berry asked for clarification from previous meeting a statement of running business at this location. Mr. Steury stated has a home office, has a



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roofing business but there is no need for materials to be stored, has big trailers store them but materials are not on site. Mr. Steury stated when purchased 16 yrs. ago, whether zoned R-2 or AG, had three buildings. Mr. Munoz stated 1998 zoned R-2. Mr. Strong questioned drawings and clarification as currently has three buildings. Mr. Steury stated one building (in red) would be coming down for a total of three. Mr. Berry questioned need for water or lighting. Mr. Steury stated no water as no living quarters, and has a light on property now so doesn't expect additional lighting.

Mr. Strong questioned his book as height restriction of 18ft. for accessory structure in R-2, unless looking at old book. Mr. Munoz reviewing book. Chairman Baker questioned desired building size. Mr. Steury stated 512 pitch in program used, could go down to 412 but not much more. Mr. Strong asked for clarification if needed to be advertised. Mr. Culp stated did not advertise for a higher structure, and technically not part of the variance. Chairman Baker stated would have to go down to 112 to be at 18ft. Mr. Steury stated wasn't aware it would be an issue since other buildings are 40ft tall. Mr. Culp stated didn't see how could not come for a variance. Mr. Steury stated additional funds for variance, \$425 for Indianapolis Star posting. Mr. Strong stated could have headed off if specs were available last meeting. Mr. Steury discussed options on building size to get the door needed for the equipment. Mr. Steury stated could redesign to make maximum 18 ft. to prevent another variance process.

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

No public present to speak on variance.

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

Board discussion on conditions.

Mr. Strong made motion on Docket BZA 0516-009-R2 to approve with following commitments: no living quarters or business operated out of structure, the third accessory structure that is the smaller is to be removed from the property, and also to allow Mr. Steury to adjust his plans to allow for the 18 ft. height.

Mr. Warner second motion.

Vote is as follows: Mr. Warner-yes, Mr. Baker-yes, Mr. Strong- yes, Mr. Berry- yes.

Variance is approved 4-0.

4. New Business

Hearing on Notice of Fines and Penalties: 1360 Gull Ct. in Cicero. Fence installed with structural side facing out.

Mr. Munoz stated fence has been corrected and fixed. Structural side is inside, picture was sent with agenda. Permit wasn't needed, was existing making repairs. Chairman Baker questioned Mr. Culp on what board role is. This was explained. Homeowner is in audience. Chairman Baker invited him to front.

Wade Butler 1360 Gull Ct. applied with town two years ago when fence was installed and incorrectly at that time, just made repairs the way it was installed. Mr. Munoz stated surprised, but that very well could be. Mr. Munoz stated he didn't believe the fence was installed since 2009.

At this time the recording stopped. No further information available via recording.

Arts and Antiques Overlay

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5. Plan Director's Report:
6. Chairman's Report:
7. Legal Counsel's Report:
8. Public Comment:
9. Board Member Comments:
10. Next Planned BZA Meeting:
August 18th, 2016 at 7:00 pm
11. Adjournment:

Signatures:

_____ - 2016 Chairman

_____ - 2016 Secretary

_____ - Recorder

Date: _____

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