



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA Meeting Minutes
June 23rd, 2016
7:00 p.m.

Roll Call of Members

Present:

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

1. Declaration of Quorum: Chairman Baker stated quorum with all members present.

2. Approval of Minutes: Waiting on minutes to come back.

3. Old Business

None

4. New Business

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.

Petitioner welcomed to front. Carol Cousins 11208 Haverstick Rd. Carmel. Ms. Cousins is representing Mr. Steury, employee and friend. Ms. Cousins answered Chairman Baker as to the need of the variance has letter as well. Mr. Steury is farming and wanting to purchase more farm equipment that doesn't want outside. The current structures do not have enough room, doors are too small for new equipment. Chairman Baker questioned amount of farm and location, also if primary business. Ms. Cousins answered 45 acres owns, wanting to purchase more in future, located around corner at 216 and more around Deming. Is not primary business, is a roofing contractor and with the fire department. Ms. Cousins answered yes to operating roofing business from same location. Mr. Strong questioned response on roofing business, what is operated, trucks, storage. Ms. Cousins stated her office was there, trucks, current buildings used for storage of materials. Stated two trucks are in one building, Mr. Steury wants property meticulous thus the need for the building. Chairman Baker asked Mr. Munoz how long area has been zoned R-2, Mr. Munoz responded have to check the



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maps but likely 2004 or 1998. Mr. Munoz went on to explain why likely an R-2 based on speculation of future development at time of mapping. Speculation would be that north of 216th size would likely be an R-2. Chairman Baker asked if current variance on property. Ms. Cousins stated she didn't think so. Mr. Strong asked how long roofing business was there and if roofing materials were not stored there would there be room for farm equipment. Ms. Cousins answered 1998 and there would be room however, openings would not be big enough for equipment, not tall enough. Mr. Munoz stated looking at one newer structure, one turn of the century refurbished structure, none of the doorways are not large enough. Mr. Strong asked for specs on this building or plans, no heights on information. Ms. Cousins stated all that was submitted so far was original application with site plan, Mr. Steury told her 12x16ft wide door and another entry door, metal building with side shed on new structure 30x40.

Chairman Baker requested definition of R-2 district. For the record, The R-2 district is intended to provide a land use category for large lots and medium-sized single detached family homes. The provisions that regulate this land use should protect, promote and maintain area in Cicero for existing and future housing growth.

Mr. Warner questioned Mr. Munoz if there was any intent to change the use of the surrounding farm land to his knowledge. Mr. Munoz stated knowing the property owners, he did not see any change in the foreseeable future. Mr. Strong questioned the size of the building, 30x40 with a lean-to, of what size. Ms. Cousins stated she did not know if it was not listed, Mr. Munoz stated only drawn on sketch. Ms. Cousins stated may be able to text. Mr. Strong questioned 30x40 what size is three sided building, textures/non-texture of siding and color of buildings. Existing building greenish taupe in color and would match based on Ms. Cousins. Ms. Cousins called Mr. Steury (on duty at fire department) and able to get answers. Mr. Strong questioned requirement of texture or non for area, Mr. Munoz stated matching is allowed.

Mr. Strong made motion to table until have proper information. Mr. Berry asked if tabled they could ask questions, only to Mr. Munoz. Discussion with other questions. Motion retracted. Mr. Berry questioned the existing business was it allowed. Mr. Munoz stated it depended upon when started, what zoning was. Ms. Cousins ended call stating 32 ft. from bottom of roof with 8/12 pitch roof. Mr. Munoz stated R-2 is 30 ft. for accessory. Chairman Baker asked if other questions. Mr. Martin asked if floor was concrete or stone. Ms. Cousins answered yes. Lean-to measurements were not given, Ms. Cousins answered would call.

Mr. Strong made motion to table until next meeting for lack of proper information specs on building and lean-to measurements. Mr. Berry second. All present in favor.

Ms. Cousins ended call to get further information, however Chairman Baker explained that the case is tabled. In the case of a variance all information including specs, materials, signage, etc. are required for review at the variance hearing. Ms. Cousins asked if variance is approved is there a second process. Mr. Munoz stated no one process, just have to file for permit, Mr. Steury can call and Mr. Munoz will help answer questions.

5. Plan Director's Report: Copy of violation reports were given, there will be some expansion of them to include more detail. Chairman Baker stated good job on fence issue.
6. Chairman's Report: See comments above.
7. Legal Counsel's Report: none



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8. Public Comment: no comments

9. Board Member Comments: Mr. Strong stated need to research property, Mr. Culp stated if illegal, do not want to grant variance. Mr. Munoz stated expected Mr. Steury and he would have had more answers.

10. Next Planned BZA Meeting:
July 21st, 2016 at 7:00 pm

11. Adjournment: Mr. Strong made motion to adjourn. Mr. Martin second. All present in favor.

Signatures:

_____ - 2016 Chairman

_____ - 2016 Secretary

Sally Mangas- Recorder

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034