



Cicero / Jackson Township BZA Meeting

BZA Meeting Minutes
September 21, 2017
7:00 p.m.

Roll Call of Members

Present:

- Scott Bockoski
- David Martin
- Brad Baker
- Aaron Culp - Legal Counsel
- Dan Strong & C.J. Taylor - C/JT Plan Director
- Terri Strong- Recorder

Absent:

Tom Warner
Steve Zell
Mike Berry

1. Declaration of Quorum- Chairman Martin conducted Roll Call, Mr. Baker filling in for Mr. Zell. Quorum declared with three members present. Chairman Martin communicated to the public that all three votes would be required for approval of motions. Mr. Strong explained further that any petitioner has the option to be continued since all five members are not present. If there is a split vote the petition would be a no vote and moved to the next meeting October 19, 2017.

2. Approval of Minutes- **Mr. Bockoski made motion to approve minutes from August 17, 2017. Mr. Baker second. All present in favor.**

3. Public Comment- Chairman Martin asked for any public comment on items not on the agenda. No public comments.

4. Old Business:

Docket#: BZA-0717-025-NC
Petitioner: Vivian Lee Investments - Frank McKeon
Property Address: 792 North Peru St.
Cicero, IN 46034

A Land Use Variance application has been submitted concerning Article 4.1 of the Cicero/Jackson Township Zoning Ordinances to allow a multi-family multilevel (2 story) residential unit to be operated in an "NC" Neighbor Commercial. Whereas a multi-family multilevel (2 story) residential unit is not a permitted use or a special exception use in an "NC" Neighborhood Commercial.

Mr. Baker made motion to untable Docket BZA-0717-025-NC. Mr. Bockoski second. All present in favor.

Mr. Culp stated a petition has been received regarding this property. Mr. Culp suggested the petitioner be heard, then the director read the petition.



Cicero / Jackson Township BZA Meeting

Chairman Martin asked if representation was here. Mr. Taylor announced, no petitioner or representative present.

Mr. Baker made motion to table Docket BZA-0717-025-NC due to petitioner not being present. Mr. Bockoski second. All present in favor. Docket tabled.

Mr. Culp announced since no petitioner present there would be no public hearing on this docket, next meeting would be October 19, 2017 at 7:00 p.m. in Town Hall building. This should be the first item on the agenda.

5. New Business

Docket#: BZA-08-17-028-AG
Petitioner: Christopher and Erin Wilson
Property Address: 29275 Anthony Rd. Jackson Township
Atlanta, IN 46031

A development standards variance application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinances to allow construction of a single-family dwelling on a lot that exceeds the maximum depth of 2.5 times the width in an "AG" (Agricultural) District.

Chairman Martin welcomed petitioner to speak.

Chris Wilson, wife Erin, and brother Patrick present, 29275 Anthony Rd. currently. Own the property for five years and working diligently to get permits to build. Had drainage, wetlands issues, and an oversight on Mr. Wilson's part that while they meet all requirements for setbacks and such, when they split the property they do not meet the depth versus width ordinance any longer. Additional information not included in packets, two other cards received and approval from Hamilton County for well and septic has been received. Goal would be to get started as soon as approval has been received. The plan would be the split prior to construction loan, and in a year the second parcel would follow the same process.

Mr. Bockoski questioned the drainage around the drive. Mr. Wilson stated it had been all taken care of. Improvements were made to help with the wetlands issue which helped the drainage issues. Discovery of clay tile which could but is not being used discovered with the second review of wetlands. The homes will be on the highest level of the property. Discussion on the drainage using plans was discussed. Drive would go between properties with concrete tile under as requested. Discussion on plans with landscaping mounds and possible horse grazing pasture. Approval of shared drive and plan is to split right down the middle. Mr. Wilson explained the process has been about three years, and appreciated Mr. Taylor's help.

Mr. Bockoski made motion to open public hearing. Mr. Baker second. All present in favor.

Nancy Rowland 3345 E. 236th St. stated pleased with the improvements that have taken place so far on this property which is north of the property. Have no issues with what is being proposed.

Patrick Wilson 3230 Haydon Dr. Carmel, co-owner of the property and have no issues with the improvements. Plan to go thru the variance process as well next year. Mr. Wilson stated he looked forward to being neighbors.

Mr. Baker made motion to close the public hearing. Mr. Bockoski second. All present in favor.

No further questions from Board.

Mr. Bockoski made motion to approve docket BZA-08-17-028-AG Chris and Erin Wilson as presented.

Mr. Baker second.

Mr. Baker-yes, Mr. Bockoski-yes, Mr. Martin-yes. Motion passes 3-0.



Cicero / Jackson Township BZA Meeting

Docket#: BZA-08-17-029-AG
Petitioner: Gerard Goodbold
Property Address: 2130 E. 226th St. - Jackson Township
Cicero, IN 46034

A Land-Use Variance application has been submitted concerning article 3.1 of the Cicero/Jackson Township Zoning Ordinances in order to: Operate an automotive repair business in an "AG" agricultural district. Whereas; an automotive repair business is not a permitted or special exception use in an "AG" agricultural district.

Chairman Martin invited petitioner to address the Board.

Nathan Althouse, with Millers Surveyor, 948 Conner St. Noblesville representing Mr. Goodbold on Land-Use Variance. Discussion on permission. Property owner is present. Northeast corner of 226th and 31, AG currently, sitting on 14 acres, wanting to put a 1-2-person Auto Repair business. Description of the area was given by Mr. Althouse ending with a feeling of this fits the area based on current businesses. Building is approved by State release, here to the Land Use Variance. Mr. Taylor stated State Release was not in packets due to timing but has been received. Owner of property owns the surrounding acreage, approximately 34 acres. Mr. Baker questioned the property site with stone for property and impact on drainage. Mr. Althouse stated the drainage is bad in area, this drains to the east not to the south which is poor. Mr. Althouse stated improvements would be approx. one acre, will apply for drainage approval if approved for land use, with one building and parking proposed. There are plans for small expansion if business goes well, would still meet setbacks. Mr. Baker asked how many employees. Mr. Althouse answered two. Chairman Martin asked Mr. Goodbold if he was operating the business. Mr. Goodbold answered, occupying the building has been operating south of this area for 14 years, also present would be moving from one area to open this bigger building. Current building was sold and not able to continue there. Chairman Martin asked about signage, on the building was the response. Mr. Bockoski asked Mr. Althouse why that location and not the area closer to the road. Mr. Goodbold answered trying to keep the corner for something bigger. Mr. Althouse answered keeping the area to meet setbacks and possible drainage needs. Mr. Althouse stated after speaking to Mr. Taylor, they felt this approach got what they needed right now and was the easiest without a full rezone of the area.

Mr. Bockoski stated the board tends to be concerned about outside storage and primarily cars that are not operating tell us the plan for this issue. Mr. Goodbold answered vehicles would be to the east of the property and back so would not be visible from road, and beyond that is a berne that is approx. 10 feet tall so neighbors would not see either. Mr. Strong approached for question/clarification will there be long term storage of vehicles. Mr. Goodbold stated no absolutely not, the plan is to work on high end cars and keep the area clean as possible to attract this aspect of the business. Discussion on plans for HWY 31.

Mr. Bockoski made motion to open public hearing on this docket. Mr. Baker second. All present in favor.

Chairman Martin asked for any questions. No one came forward.

Mr. Bockoski made motion to close the public hearing. Mr. Baker second. All present in favor.

Mr. Taylor asked for clarification if the petition would go with the land or the business. Chairman Martin referred to Mr. Strong and Mr. Culp for guidance. Mr. Strong stated totally up to the board could and has been either way. Mr. Culp concurred, adding one point that seems to be of concern is the storage of inoperable vehicles could be added as condition. Mr. Goodbold questioned what this meant. Mr. Culp explained. Mr. Bockoski added as a condition the business approval would go with this business and if sold would not be transferrable. Mr. Goodbold stated he had no issue as the land would not be sold.



Cicero / Jackson Township BZA Meeting

Mr. Baker made motion to approve BZA-08-17-029-AG with the following conditions: 1) There will not be salvage vehicles allowed 2) Variance is for this business only not transferrable. Mr. Bockoski second.

Mr. Bockoski-yes, Mr. Martin-yes, Mr. Baker-yes.

6. Planning Director's Report: Mr. Taylor stated report included in packet. Summary of revenue given with increase of 99% over 2016 including 24 building permits and continuing to work on noncompliant issues. Mr. Taylor recognized Mr. Strong's efforts and the invaluable resource from Mr. Culp.

7. Chairman's Report: None

8. Legal Counsel Report: None

9. Board Member Comments: Mr. Bockoski thanked Mr. Baker for attending and being available. Mr. Strong stated Mr. Taylor has been a pleasure to work with.

10. Next Planned BZA Meeting: **October 19, 2017 at 7:00 pm**

11. Adjournment: **Mr. Baker made motion to adjourn. Mr. Bockoski second. All present in favor.**

Signatures:

_____- 2017 Chairman

_____- 2017 Secretary

-
Date: _____

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



CICERO / JACKSON TOWNSHIP BZA

CICERO/JACKSON TOWNSHIP BZA MEETING THURSDAY, SEPTEMBER 21, 2017 7:00 P.M.

Please print your name, address, and sign in:

Bruce + Cecilia Blazie	24173 N. St. Rd 19, Cicero
GERARD A Gordbui	2130 E 226th St CICERO
PATRICK WILSON	3230 HAYDON DR CARNEY
Christopher and Erin Wilson	4015 Bullfinch Way Westfield
Nancy & Mike Rowland	3345 E. 29th St. Atlanta, TN 4231
Ara Louks	750 N Perce St Cicero, IN
Kat Goodbold	2130 E 226th St Cicero IN
Lupe Villalobos	517 W. St Sheridan IN