



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA Meeting Minutes

May 17, 2018

7:00 p.m.

Roll Call of Members

Present:

- ☐ Steve Zell
- ☐ Dan Strong
- ☐ Scott Bockoski
- ☐ David Martin
- ☐ Mike Berry
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - C/JT Plan Director
- ☐ Terri Strong- Recorder

1. Declaration of Quorum- Chairman Martin declared a quorum with all members present.
2. Approval of Minutes: Mr. Berry made motion to approve minutes from April 19, 2018 meeting. Mr. Zell second. Motion passed 5/0.
3. Public Comment: None
4. Old Business: Mr. Strong made motion to amend agenda include elections after new business. Mr. Zell second. Motion passed 5/0.
5. New Business:

Docket#: BZA-0318-003-R3

Petitioner: David (Blake) Granson

Property Address: 1229 Bayswater Lane Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 10.3 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a permanent monument sign for the purpose of business advertisement in an "R3" residential district. Whereas; a permanent monument sign is not allowed in an "R3" residential district for the purpose of business advertisement.

Blake Granson 1229 Bayswater Lane, stated he wanted to have a sign on property to promote his business. Wanted the sign to appear as a professional business, and advertisement to show he was a local resident.

Mr. Zell expressed concern for setting precedence for future regarding signs in residential district, opening door which is warned in the ordinance book. Mr. Strong number nine, if allowed would need to be brick or stone, which may need to be considered. Number nine item ii in the ordinance book. Chairman Martin asked



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for clarification. Mr. Strong stated if reading the first item, a prerequisite to a subdivision. Mr. Zell read page 93 with further explanation for not allowing. Mr. Berry stated therefore Mr. Granson is here as an exception. Mr. Berry asked if not granted, what hardships would this cause. Mr. Granson explained the challenge of getting the word out for a new business. The branding of his business and the financial impact to do other types of advertising. Mr. Berry compared to a realtor, they don't have signs and yet do business. Mr. Granson stated very hard in the financial world. Mr. Berry stated you stated have connections in Kokomo to support you. Mr. Granson stated back office support but not financial support, wants to build business in this area.

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

Chairman Martin stated BZA 0313-0030-R3 open for public comment. Anyone with comment to step forward.

Mr. Taylor read a letter received today stating would not like signage advertising a business in the neighborhood, signed by Jeff and Cindy Smith.

Jessica Granson, 1129 Bayswater Lane, have signatures for all surrounding neighbors that do not have an issue. These are the people that received pictures of the signage. Also compared business to Edward Jones model.

Chairman Martin asked how many signatures. Mr. Taylor answered 11 with 2 being husband and wife. There were 5 actual signatures and 6 verbal confirmation.

Mr. Granson also added that as he was driving around saw a lot of signs on the truck/vehicles and did not want to take this approach. This to him is not a professional signage for a financial advisor. Signs like a hair salon on Stringtown as an example of one in the yard or on the building.

Mr. Strong spoke to this point stating many of those signs have been there many years and are grandfathered and would have to come down to meet the ordinance if the business was changed. Mr. Strong also asked if this would be approved, how long would Mr. Granson expect to have the sign in place. Mr. Granson answered would hate to put a timeline on it. However, if monument and brick etc., would take thousands of dollars so would not want to do that. Otherwise 2-3 years.

Mr. Zell made motion to close public hearing on this matter. Mr. Bockoski second. All present in favor.

Chairman Martin asked if other board comments. Mr. Zell stated respect what gentlemen is trying to do, however feels that there are other means to advertise your business rather than signage in your yard. Mr. Strong stated if allowed it should be a limited time only signage. Mr. Berry asked time. Mr. Zell stated this would give our director one more item to police as well as precedence. Mr. Berry stated if I saw a sign in front of a house, the indication would be that the business is right there. Mr. Zell stated being on the BZA for many years, the sign ordinances have been reviewed and undergone changes many times and are pretty solid in the reasoning. Chairman Martin questioned the process for a monument post/structure and the board. Mr. Strong stated the board as latitude to set parameters. Correction, Mr. Strong stated misunderstood question, Pole sign on the primary structure would be the option. Mr. Strong stated he believed if you went back to home business, the business or office would need to be there as well. Chairman Martin stated then a variance would be needed as well.

Mr. Culp explained that all motions are made in the affirmative.



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Mr. Zell made motion to approve BZA- 0318-003-R3 to allow a permanent business sign for advertisement.
Mr. Berry second.

Mr. Strong-no, Mr. Bockoski-no, Mr. Martin-no, Mr. Zell-no, Mr. Berry-no. Motion failed 0-5.

Chairman Martin explained to Mr. Granson the motion. Mr. Granson stated if there were variances needed would explore them. Mr. Bockoski encouraged Mr. Granson to explore other options and stated wanted him to succeed in his business.

Docket#: BZA-0418-004-R1

Petitioner: David and Sherrie Kitko

Property Address:1085 Bear Cub Drive Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to: Reduce the required minimum side yard setback from forty (40) feet to ten (10) feet in an "R1" Residential District.

Chairman Martin asked if petitioner was present. Mr. Taylor stated he had a letter from Mrs. Kitko, Paul Vondersaar builder will be representing. Letter submitted.

Mr. Vondersaar stated lead builder, looking at 15 feet not ten. Handed out diagram. Building a new garage-larger parallel to property line. Connector/breezeway to home. Landscaping around front and side, brick and siding mixture. Two acre lots in this area.

Mr. Strong this will be an attached garage via breezeway. Mr. Vondersaar stated didn't want it enclosed for aesthetics. Mr. Strong stated if detached would break the front plane of the home. Mr. Zell asked if living quarters. Mr. Vondersaar answered no. Discussion ensued on plans. Chairman Martin questioned what the back side viewed. Creek. Question raised on plumbing and electrical for possible living quarters. Mr. Vondersaar stated no plumbing, 220 to building. Mr. Zell asked if active HOA. Mr. Vondersaar stated yes and already approved, if not in packet will send to Mr. Taylor. This approval is needed for building permit process. Mr. Taylor stated he does have from the Bear Cub homeowners association a signed approval. Will be added to file.

Motion to open public hearing by Mr. Zell. Mr. Bockoski second. Motion carries 5/0.

No public comment.

Motion to close public hearing by Mr. Zell. Mr. Berry second. Motion carries 5/0.

Chairman Martin asked board if any questions or comments. Brief discussion on neighborhood.

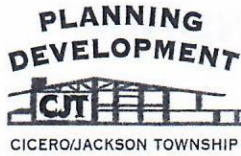
Mr. Strong made motion to approve BZA-0418-004-R1 as submitted. Mr. Bockoski second.

Mr. Berry-yes, Mr. Martin-yes, Mr. Bockoski-yes, Mr. Strong-yes, Mr. Zell-yes. Motion passed 5/0.

Mr. Strong thanked Mr. Vondersaar for complete packet.

Old Business:

Chairman Martin asked how to proceed with elections. Mr. Strong explained and stated would not want to be nominated since only able to serve to the end of the year. Mr. Zell stated since he was an alternate he could not serve as officer.



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Mr. Zell nominated Mr. Martin for Chairman. 4/1.

Mr. Strong nominated Mr. Berry for Vice-Chairman. 5/0

Mr. Strong nominated Mr. Bockoski for Secretary. 5/0

Mr. Taylor verified that officers took over at June 2018 meeting.

6. Plan Director's Report: Enclosed in your packet. I will be happy to address any questions or concerns you may have. Adding that everyone had January minutes that needed to be approved.

Mr. Strong made motion to approve January 18, 2018 minutes. Mr. Zell second. All present in favor. Revenue up, also Mr. Strong and Mr. Taylor gave presentation to EDC. This was a productive meeting for communication and sharing pertinent information. Mr. Strong stated very nice job on the presentation and discussed vision for future as a partnership with the other entities in the community. Mr. Taylor stated Mrs. Emily Russell has been updating the website with the minutes up to date, neighborhood covenants, and building permits. Mr. Berry has a copy of the missing neighborhood covenants. Mr. Taylor stated as the website continues to get updated the tools while invaluable could also be used to expedite the process. Mr. Strong added that the permitted uses are being reviewed as well especially the C-1 and Downtown commercial areas. Also looking at the definition of signage to streamline the process especially aesthetics review area, being specific on materials and such then allowing Mr. Taylor to issue permit much quicker if items are on the list. Mr. Zell stated good ideas as the community grows and asked how the permitted uses would get changed. Mr. Strong explained it would be up to the Plan Commission for review then Town Council for approval. Monitor was used for discussion. Mr. Strong welcomed any thoughts and input from the board. Mr. Taylor also asked for suggestions to be sent to him. Mr. Strong reported that the ordinance for RV was tabled for further review at the Town Council.

7. Chairman's Report: Chairman Martin thanked everyone for the honor. Comments from Board was that it was well deserved.

8. Legal Counsel's Report: Mr. Culp update, believe first meeting in June will be reviewed, not aware of issue just wanted everyone present for the discussion. Mr. Culp did state he believed an ordinance for no parking on grass would be presented. This would be a municipal issue and not under the Plan Commission or BZA. Secondly, M/I expect soil to be moving in the next two weeks. Initial plans have been submitted. Completed deal for satellite on two towers, part of deal is that free wi-fi for public would be available in next two years, spearheaded by the EDC. Mr. Culp stated put the draft for the solar fields on hold due to complexity and time. Mr. Zell questioned Arcadia having the cell coverage. Mr. Culp stated On-Ramp is, but the equipment is unknown, but company has been around since the 90's. Mr. Bockoski stated Anderson has a similar situation downtown and boxes are on the light poles.

9. Board Members Comments: Mr. Berry stated seeing work on railroad tracks, what is going on there.

Mr. Culp stated inspections being done and plan is to have trains running from Arcadia to Tipton and next year to Cicero. Have received grant money that is being used. The town is working with them to get grants. Understand have gotten 3-4 cars that are double decker very nice addition. Noblesville to the north is being working on as well. Mr. Strong stated bit more information, have funds to fix ties to 206th Street. Tentative will see moving on rails for testing, and training expected in August of this year. Planning a community day at the end of August, with grand opening Labor Day weekend. Home base is Arcadia. One issue for grant funding is that a moving train is required, now that a train is moving they will qualify for more grants.



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Mr. Taylor reported that the burn building on 19th. Is being dealt with by Mr. Culp now. Mr. Culp asked about insurance on the property. Discussion ensued.

Mr. Berry asked about criteria on forms if all items had to be met. Mr. Culp answered all must be met.

Mr. Berry asked on the back, we don't need to answer approve/or disapprove. Mr. Culp explained that signature is required, but everyone doesn't have to agree on the same reason for denying. Discussion with examples ensued.

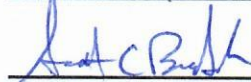
10. Next Planned BZA Meeting: **June 21, 2018 at 7:00 pm**

11. Adjournment: **Motion made to adjourn by Mr. Berry. Second by Mr. Zell. All present in favor.**

Signatures:



21 - Jun - - 2018 Chairman



21st June - 2018 Secretary

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034