



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA-0318-002-R1- Janitz- Point Lane

BZA Meeting Minutes

June 21, 2018

7:00 p.m.

Meeting was called to order by Vice-Chairman Berry who facilitated this meeting. Chairman Berry welcomed the public reminding that if intending to speak it is necessary to sign in, and to remind everyone the comments are always addressed to the board.

Roll Call of Members

Present:

- ☐ Brett Ravenscroft
- ☐ Dan Strong
- ☐ Scott Bockoski
- ☐ Mike Berry
- ☐ C.J. Taylor - C/JT Plan Director
- ☐ Terri Strong- Recorder

Absent:

David Martin

Aaron Culp (arrived during new business)

1. Declaration of Quorum- Vice-Chairman Berry declared a quorum.

2. Approval of Minutes: Mr. Bockoski made motion to approve minutes from May 17, 2018 meeting. Mr. Strong second. Motion passed.

3. Public Comment: Chairman Berry welcomed any public comments not related to the items on the agenda. No comments made.

4. Old Business: None

5. New Business:

Docket#: BZA-0318-002-R1

Petitioner: Lynn Janitz

Property Address: 24582 Point lane, Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 16.2 of the Cicero/Jackson Township Zoning Ordinance in order to: Convert an accessory structure into a single-family dwelling. Whereas; section 16.2-part B, states an accessory building or structure is not designed for human occupancy as a dwelling or commercial use.

Chairman Berry asked if petitioner was present and to approach, state name and address for the record.

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Mr. David Barker present to represent Lynn and Janice Janitz family which is the property owner. Representing as their attorney they can answer any other questions if I cannot. 650 N. Rangeline Rd, Carmel, IN. Mr. Barker stated filed a land use variance on behalf for the Jantz's, a verified file. Has sent letters to the joiners list regarding the property intent prior to the requirement with minimal feedback and that was positive. This property was purchased by the Janitz with an equestrian center in place on the 10 acres. Infrastructure was in place prior to the sell to the Janitz that includes water, septic, electrical, necessary to live in the structure. Mr. Barker went on to address questions usually raised. The Janitz are not wanting a compound but a single-family home in the structure. They are not wanting livestock. This is purely a residential home. Have hired architects to determine what would need to be done to the interior to make a residential home. Mr. Barker addressed property values which is typically a question, stating the care of the structure versus the current state and the plans for the structure will raise or not hurt the surrounding property values. The burden of why regarding the variance is that the alternative is to tear down the structure and build a custom home. Mr. Barker stated the records would show a purchase \$500K with the cost of the plans proposed in the \$250K range.

Mr. Barker went on to share his background with variances in the Fishers area. Mr. Barker shared that C.J. was very helpful to his clients, and applauded Cicero for having C.J. in the position.

Mr. Bockoski asked if there was any intent to have storage, or a business, or commercial storage on the property. Mr. Barker responded with strictly residential, current zoning is R1, so the intent would be to comply with all the requirements of R1 zoning. Mr. Barker went on to state no outside storage at all. Mr. Strong stated there was a list of commitments that Mr. Barker submitted to attach, would you be willing to add no business to be operated to the deed. Mr. Barker stated that would be a great add to the commitments. Mr. Strong asked if there was a second story currently? Mr. Janitz stated there is an area that was hay storage and a mezzanine that will be expanded on. Mr. Strong stated that earlier you indicated that no building permit was needed, but if doing electrical and such a building location permit would be required. Mr. Janitz stated it is why they have the plans, so they can go to C.J. and then get whatever permitting would be required.

Chairman Berry asked for name and address for the record. Mr. Lynn Janitz, 24582 Point Lane, Cicero.

Mr. Strong asked for the picture to be on monitor to determine the front of the residence, requirements for building fronts is part of the ordinance. Mr. Taylor stated the front from Point Lane. Mr. Janitz stated like the barn look and want to repurpose the building. Mr. Strong comparing to the neighborhood, ensuring it looks like a home and not what it is now.

Chairman Berry asked if any other questions from the Board prior to motion for required public hearing.

Mr. Bockoski made motion to open for public comment. Mr. Ravenscroft second. All present in favor.

Chairman Berry welcomed any public comment. No public comment.

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

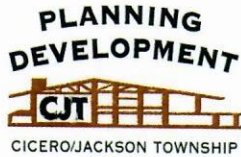
Chairman Berry asked Board if further comment/questions. Mr. Strong stated first time in long time that we haven't had a lot of remonstrators against a project in this area. Mr. Strong restated that this would be a single-family home with no horses/livestock and questioned the proposed removing of other structures. Mr. Janitz stated that is correct and not sure what they are called but lean-tos for the horses, they are in the front. Chairman Berry questioned the garage positioning. Discussion ensued on size. Chairman Berry questioned lighting plans. Mr. Janitz shared plan referring to the pictures, can lights, sconces and potentially landscaping lights. Mr. Taylor stated that when the project was noticed, he left his card and Mr. Janitz came that same day and stopped the project when it was determined what process was needed. Mr. Taylor continued with the architectural requirements in R-1, a textured surface is required. Mr. Taylor requested a decision on this subject tonight. Mr. Strong lead discussion regarding this requirement. Discussion ensued. Mr. Culp stating the Board has authority to make decision regarding the ordinance interpretation. Mr. Strong asked for clarification of materials on outside of building. Mr. Janitz stated same material, different colors. Further discussion with pictures. Mr. Strong verified that per the commitments, the fencing and other three buildings have been removed. Mr. Janitz stated correct. Mr. Strong stated would want to list on commitments no business. Question arose regarding livestock and animals. Mr. Barker stated recorded on deed for no livestock. Mr. Janitz stated wife is allergic, so no other animals are planned. Chairman Berry stated to petitioner, motions are made in the affirmative.

Mr. Bockoski made motion to approve Docket #BZA 0318-002-R1 as presented with stipulation to attach to deed, no business to be operated at that address. Mr. Strong second.

Mr. Ravenscroft-yes, Mr. Strong-yes, Mr. Bockoski-yes, Mr. Berry-yes. Motion approved.

Mr. Taylor stated for the record, Mr. Culp arrived at 7:06 p.m.

6. Plan Director's Report: Enclosed in your packet. I will be happy to address any questions or concerns you may have. 23 permits/ five in township. Following up with illegal issues/complaints all resolved and working out wonderfully. Mrs. Emily Russell working out and growing in position every day has been a godsend.



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7. Chairman's Report: Chairman Berry today is the longest day of the year. Chairman Berry gave weather report.

8. Legal Counsel's Report: M/I Homes should be breaking ground any day. Still needing sign off on a couple things. Town responsibility of utilities should be very soon. Mr. Strong gave today's update. Mr. Taylor stated working on construction entrance off 236th St. any time.

9. Board Members Comments: Mr. Bockoski asked if full on-Board members and alternates to step in when need. Mr. Culp answered have five members and at least four alternates. Mr. Strong listed, Art Hall, Steve Zell, Brad Baker, and added Tim Fonderoli. Mr. Strong stated that Mr. Berry did a nice job with the meeting tonight.

10. Next Planned BZA Meeting: **July 19, 2018 at 7:00 pm**

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

Signatures:

David Martin
David Martin

2018 Chairman

Scott C Bockoski
Scott C Bockoski

2018 Secretary

Date: 7/19/2018

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



CICERO / JACKSON TOWNSHIP BZA

CICERO/JACKSON TOWNSHIP BZA MEETING
THURSDAY, JUNE 21, 2018
7:00 P.M.

Please print your name, address, and sign in:

David J. Barker 650 N. Raveling Road Carmel, IN 46032
317-506-4394

Monica Wonnell 545 Sister Martin Dr Kokomo, IN 46901

JANICE LYNN JANITZ PO Box 432 ARCADIA, IN 46030

BOB BARNEY 34 POINT LANE, ARCADIA, IN 46030

BUD MILES 12 POINT LANE

Mike & Kim Alexander 24572 Pointe, LA

GERMAN RODRIGUEZ 30 POINT LANE ARCADIA 46030

Marion Tuman 51 Point Lane