



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA-0618-005-AG
BZA-0618-006-R3
BZA-0618-007-R3
BZA-0618-008-R3

BZA Meeting Minutes July 19, 2018 7:00 p.m.

Roll Call of Members

Present:

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

1. Declaration of Quorum- Chairman Martin declared a quorum.

2. Approval of Minutes: Chairman Martin asked for any questions or corrections to June meeting minutes. **Mr. Bockoski made motion to approve minutes from June 21, 2018 meeting. Mr. Ravenscroft second. Motion passed.**

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

4. Old Business: **None**

5. New Business:

Docket#: BZA-0618-005-AG

Petitioner: Mr. Jason Hines

**Property Address: 4969 East 246th Street
Cicero, IN 46034**

A Development Standards Variance application has been submitted concerning Article 7.5, B. AS-02, 2 of the Cicero/Jackson Township Zoning Ordinance in order to: Exceed the maximum number of allowed accessory structures in an "AG" Agricultural district. Whereas; the ordinance states that "No more than two (2) accessory structures are permitted on a lot, unless the property is in the "AG" Agricultural District and is a working farm, in that instance there is no limit to the number of accessory structures".

Chairman Martin asked Mr. Taylor if anyone to represent Mr. Hines.

Mr. Strong made motion to adjust scheduled agenda to allow Mr. Hines more time to arrive. Mr. Berry second. All present in favor. Docket#: BZA-0618-005 AG moved to end.



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Docket#: BZA-0618-006-R3

Petitioner: Joseph Webb

Property Address: 1920 Nantucket Drive
Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.5, AS-02, C, of the Cicero/Jackson Township Zoning Ordinance in order to: Construct an accessory structure in front of a primary structure. Whereas; Article 7.5, AS-02 C states that "An accessory structure shall only be located to the rear or side of the primary structure.

Chairman Martin welcomed petitioner to address the Board with petition.

Joseph Webb, 1920 Nantucket Drive, Cicero. Crissy Messier(?) Want to construct secondary structure in the front of primary structure. Mrs. Webb stated appreciation for hearing about our project and assisting in the process. Mrs. Webb continued with why they want to construct where they want to on the property. Using the plans, showed positioning of buildings. Sides of property very narrow, back yard backs to lake and small, so would want to build garage to house items and clean up yard. Mr. Webb shared only option for building, also showed photos of neighbor's property. Chairman Martin questioned which property. Mr. Webb stated neighbors were present that would be most affected but doesn't obstruct their view. Mr. Ravenscroft asked about the tree that is in place will be staying. Mr. Webb stated will be doing as much as possible to allow it to stay, trimming as little as possible. Discussion on placement of structure. Mr. Strong asked about turning radius and comfortability. Mr. Webb stated no issue, and no additional driveway needed. Mr. Berry asked if considered extending existing garage. Mr. Webb stated best option, adding on to existing would eliminate four windows and change the feel of the home. Want to keep as much yard as possible. Mr. Berry asked the type of siding on the home. Mr. Webb stated hardy siding. Mr. Berry questioned new building. Mr. Webb stated steel with wainscoting and home would be painted in near future to match. Mrs. Webb handed out examples, burnished steel on top. And photos of color scheme for house. Discussion ensued. Mr. Berry questioned the lean-to. Mr. Webb facing lake, yes, with landscaping. Mr. Bockoski asked for distance between porch structure to the home. Mr. Webb explained will minimize the front yard. 25ft distance was determined. Mr. Ravenscroft asked about traditional stick frames. Mr. Webb stated out of budget, recently retired. Mr. Berry questioned foundation, and drive. Mr. Webb stated poured concrete with gravel for now, plan would be to have drive pave or concrete. Mr. Bockoski asked about lighting on building. Mr. Webb answered lighting on porch side for sure, and motion detector for approach so not on all the time. Mr. Taylor shared from the screen an addition of a square to indicate the addition, for placement purposes. Mr. Ravenscroft asked about height addition. Mr. Webb stated home has minimal storage, so they are looking for a walkable storage attic space. Mr. Ravenscroft questioned if issue to attach no living quarters. Mr. Webb stated no plumbing, no issue. Mr. Bockoski asked about drainage in the area. Mr. Webb stated drains really well now, and a swell next to the drive keeps that side well drained. No gutters planned. Mr. Strong asked about the comment of water standing on a neighbor's property. Discussion ensued.



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Mr. Berry made motion for public hearing. Mr. Bockoski second. All present in favor.

Chairman Martin opened hearing, state name and address if comments for or against.

Jay Lenman, 1880 to the north of the property. All on board with the project, great neighbor. The drainage comes across the property only with heavy rains doesn't feel an issue. Tree hides and no problem with project.

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

Chairman Martin asked for board comments. Mr. Strong clarified that only looking at the one motion.

Chairman Martin stated yes only this one. Mr. Berry commented, for people on the water which is the front and which is the back. Mr. Taylor stated according to ordinances on the water you have two fronts.

Mr. Strong made motion to approve Docket # BZA-0618-006-R3 as presented. Mr. Berry second.

Mr. Ravenscroft-yes, Mr. Strong-yes, Mr. Bockoski-yes, Mr. Berry-yes, Mr. Martin-yes. Approved.

Docket#: BZA-0618-007-R3

Petitioner: Joseph Webb

Property Address: 1920 Nantucket Drive

Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.22, B, AR-02, of the Cicero/Jackson Township Zoning Ordinance in order to: Construct an accessory structure that does not conform to the architectural requirements.

Chairman Martin asked Mr. Taylor to elaborate on this docket. Mr. Taylor stated the architectural standards state that the accessory structure should complement the primary structure architecturally. By the accessory structure being metal it does not match the primary structure in building materials. Mr. Strong stated AR-01 states textured material whereas the metal is likely smooth.

Mr. Webb stated this material does not stand out in the neighborhood and we want it to compliment the home. Chairman Martin stated working towards a similar paint scheme, is that projected in same season. Mr. Webb stated if approved, mid-august time for start, anticipate the painting in the spring. Mr. Strong asked willing to give a deadline. Chairman Martin suggested a upon completion or within six months of completion. Mr. Webb understood the need for this attachment. Mr. Strong pointed out the building sets back compared to others in the neighborhood and color scheme was complimentary to the area. Mr. Berry questioned the type of metal and options. Discussion.



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Chairman Martin verified that painting was definitely the plan. Mr. Taylor stated commitment letter would be drafted to be attached if any requirements are attached. Chairman Martin asked if interior will be finished. Mr. Webb stated electricity and spray insulation.

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

No public comment.

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

Mr. Strong questioned Mr. Berry on his comfortability on the textured siding. Mr. Berry stated not strong feelings, textured would look better in the neighborhood versus on a farm. Mr. Bockoski stated the siding in the pictures provided do match in materials in the other homes.

Mr. Strong made motion to approve BZA-0618-007-R3 with the commitments that the accessory structure be completed with the materials presented and the primary structure painting is completed by June 1, 2019 using the colors presented. Mr. Bockoski second.

Mr. Berry-yes, Mr. Bockoski-no, Mr. Strong-yes, Mr. Ravenscroft-yes, Mr. Martin-yes. Motion passed.

Docket#: BZA-0618-008-R3

Petitioner: Joseph Webb

**Property Address: 1920 Nantucket Drive
Cicero, IN 46034**

A Development Standards Variance application has been submitted concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance in order to: Construct an accessory structure that exceeds the maximum allowed height of eighteen (18) feet.

Chairman Martin asked petitioner to remind why the extra height is being requested. Mrs. Webb answered that the porch addition would add charm to the building, and a residential flair. The pitch has to be there to get that added, secondarily the primary structure has so limited space we want to have the attic space. Mr. Webb stated without changing the pitch we are over the allowable.

Mr. Strong made a motion to open the public hearing. Mr. Bockoski second. All present in favor.

No public comment.

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

Mr. Bockoski asked for point of clarification regarding the measurements. Are you at two feet above or 19 1/2ft? Mr. Webb stated builder stated we are at 18.6, so we asked for 19.6 to be safe. Chairman Martin asked if a cupula was being added. Mr. Webb stated no cupula was included in our plans.



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Mr. Bockoski made motion to approve BZA-0618-008-R3 with maximum height of 19 ft 6 inches as requested in the docket. Mr. Strong second.

Mr. Ravenscroft-approved, Mr. Strong-approved, Mr. Bockoski-approved, Mr. Martin-approved, Mr. Berry-approved. Motion passed.

Chairman Martin stated all three requests passed.

Moving to next new business. Looking for motion to table next docket since Mr. Hines has not arrived.

Mr. Ravenscroft made motion to table BZA-0618-005-AG (as listed) until August 16, 2018. Mr. Berry second. All present in favor.

6. Plan Director's Report: Emailed July 3, 2018. No other developments at this time. Mr. Berry questioned the level of activity seemed to be slower than earlier in year. Mr. Taylor stated has picked up some, taking advantage of the down time to train Mrs. Russell and work on code enforcement issues in town and township.

7. Chairman's Report: Chairman Martin no report.

8. Legal Counsel's Report: Mr. Culp no report.

9. Board Members Comments: Mr. Berry stated glad that Mr. Martin is back. Mr. Strong stated Mr. Berry did a nice job at last meeting, and it was nice to have a full board again.

10. Next Planned BZA Meeting: August 16, 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 - 2018 Chairman

Scott Bockoski - 2018 Secretary

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



Please print your name, address, and sign in:

Jay + BARBARA Canman 1880 Nantucket Dr