



CICERO / JACKSON TOWNSHIP BZA MEETING

BZA-1018-026-AG Woodruff-structures (3)

BZA-1018-027-AG Woodruff-structures (4-5)

BZA Meeting Minutes

December 20, 2018

7:00 p.m.

Roll Call of Members

Present:

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

Absent:

Brett Ravenscroft

1. Declaration of Quorum- Chairman Martin declared a quorum with four members present.
2. Approval of Minutes: November 15, 2018
Mr. Berry made motion to approve minutes from November 15, 2018 as presented. Mr. Bockoski second. All present in favor.
3. Public Comment-No comments.
4. Old Business:

Docket#: BZA-1018-026-AG

Petitioner: Fred Woodruff

Property Address: 2905 E. 246th St. Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a third accessory structure on a lot, whereas; Article 7.5 B. AS-02, 2 states that no more than two (2) accessory structures are permitted on a lot.

Mr. Bockoski made motion to untable BZA-1018-026-AG. Mr. Berry second. All present in favor. Chairman Martin stated untabled, public hearing was conducted, update from Plan Director. Mr. Taylor stated considering tonight is the third accessory structure, which is actually the fourth. Mr. Taylor went on to explain that when doing the paperwork, there is another accessory structure (the fifth). The process tonight is to bring everything into compliance. Chairman Martin asked for the monitor to be used for clarification. Mr. Woodruff used monitor to identify structures. Deck which was enclosed, original house, original pole barn, second pole barn, and two three-sided tool sheds were identified. Mr. Woodruff stated the accessors office



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does not count the tool sheds or the deck enclosed. The new pole barn position was pointed out. Chairman Martin questioned how close the nearest neighbor is. Mr. Woodruff stated 35-40 ft. a 40-acre field. Entire property has three neighbors. Mr. Strong asked how large the property is. Mr. Woodruff stated 12.5 acres and additional 5 adjacent.

Mr. Bockoski made motion to approve BZA-1018-026-AG approving third accessory structure. Mr. Berry second.

Mr. Strong-approve, Mr. Bockoski-approve, Mr. Berry-approve, Mr. Martin-approve. Motion carries.

5. New Business

Docket#: BZA-1018-027-AG

Petitioner: Fred Woodruff

Property Address: 2905 E. 246th St. Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a fourth and fifth accessory structure on a lot, whereas; Article 7.5 B. AS-02, 2 states that no more than two (2) accessory structures are permitted on a lot.

Discussion with Board. Mr. Strong stated glad Mr. Woodruff has come forth to correct the compliance especially with the other structure that was not discussed previously. Mr. Taylor stated none of these buildings are visible driving by. Chairman Martin questioned no issues, comments from neighbors. Mr. Woodruff stated no, has good neighbors.

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

No public comments.

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

Chairman Martin asked if there were further comments from the Board.

Mr. Berry made motion to approve BZA-1018-027-AG as presented. Mr. Bockoski second.

Mr. Strong-approve, Mr. Bockoski-approve, Mr. Berry-approve, Mr. Martin-approve. Motion passed.

6. Plan Director's Report: **Enclosed in your packet.**

As of January 1st, Mr. Strong will no longer be able to serve on this board due to beginning his term on the Cicero Town Council.

Mr. Ravenscroft notified me that he is caring for his critically ill father at this time and may not be able to serve on a regular basis. I will update the board with any change in his status. Will move him to an alternate position.

Vivian Lee Investments of 792 N. Peru St. has received the notice to bring the property into compliance or demolish and remove it. Legal Council can expound further. He did come into the office today asking for extension. I referred him to Mr. Culp, stating that would need to go to the Town Council for review. Mr. Culp asked which name he used. Mr. Taylor stated had a conversation about sign that is not there. Mr. Taylor stated if asked he would not be in favor of extension, has been two years. Mr. Culp stated he has also failed to show for other hearings.

7. Chairman's Report: **No comments.**



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8. Legal Counsel's Report: Mr. Culp stated the issue with Vivian Lee Investments would be the update, covered by Mr. Taylor.

9. Board Member Comments: Mr. Berry asked how long Mr. Strong had been on the board. Mr. Strong stated 12 years. Questioned planning also. Mr. Culp stated Mr. Strong has been on planning for 16 years. Mr. Strong thanked everyone, a lot of good gentlemen around the table that would take care of Jackson Township and Cicero. Comments were made about Dan's knowledge. Mr. Strong stated he felt the group would be in good hands and had a good handle on the book having each other's back.

10. Next Planned BZA Meeting: January 17, 2019 at 7:00 pm

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

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

David Martin

1/21/2019
