



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA# 0120-001-C1 Widows/First Merchant

**BZA Meeting Minutes
January 23, 2020
7:00 p.m.**

Roll Call of Members

Present:

- Brad Baker
- Mike Berry
- Scott Bockoski
- David Martin
- Dennis Schrupf
- 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. Baker indicated change to recuse from recuse on page 2. **Mr. Schrupf made motion to approve minutes with changes from December 19, 2019 meeting. Mr. Berry second. All present in favor.**
3. Public Comment-No public comment.
4. Old Business: None
5. New Business

Docket #: BZA-0120-001-C1

Petitioner: Stan Widows/ First Merchants Bank

Property Address: 1098 So. Peru St., Cicero, IN 46034

A Special Exception Use Variance request application has been submitted concerning Article 4.9 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow installation of an ATM Kiosk building on a parcel in C1 commercial zoning district whereas: installation of an ATM Kiosk Building in a C1 Commercial District requires a Special Exception Use Variance.

Kevin Scharnowske with First Merchant 7150 Oakbay Dr. Noblesville, IN. stated looking to utilize the parcel owned by Stan Widows to house a freestanding ATM Kiosk building. Pictures were provided. Mr.



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Scharnowske stated he understood this parcel is not able to be built on. Setbacks of 35 ft. are met, during the Aesthetics Review agreed to add landscaping to beautify the area. Lighting was described, mailing to neighbors received no feedback. This ATM is a full-service ATM, hoping to provide option for existing customers can do all transactions. First Merchants acquired Community Bank.

Mr. Baker asked if Mr. Widows remains owner of the property. Mr. Scharnowske stated it is a lease agreement for five years. Chairman Martin asked if paving would be done. Mr. Scharnowske stated the paving that is there is fine, will do a sealcoat and striping. Mr. Baker asked if further signage proposed. Mr. Scharnowske stated due to setbacks no, if any is looked at it would be entrance or exit only. Mr. Taylor explained that ordinance requires 10 ft from right a way which puts to the pavement, the pavement can not be expanded due to County requirements. Monitors used for describing changes to the property. Mr. Baker asked where power was coming from. Supply is to the back and run underground. Poles added to the back for security lighting. Chairman Martin explained that a bank or credit union is allowed on that property, however an ATM is a Special Use Exception. Mr. Culp explained that was for this purpose of review.

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

No comments.

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

Mr. Schruppf stated he believed one of the conditions at the Plan Commission was that if the bank chose to close the ATM, it is required for it to be removed. Chairman Martin added that it was also added to stay with First Merchants or its successor. Mr. Schruppf verified that it would be serviced by Brinks. Mr. Scharnowske stated yes, an armored service. Mr. Baker questioned the length of time.

Mr. Schruppf made motion to approve BZA-0120-001-C1 as presented by First Merchants with landscaping plan, allowing ATM building for First Merchants and/or successors, however if closed, ATM building is required to be removed. Mr. Baker second.

Mr. Baker-approve, Mr. Berry-approve, Mr. Bockoski-approve, Mr. Martin-approve, Mr. Schruppf-approve. Motion passed.

Election of Officers

Chairman Martin asked for nominations for Chairman.

Mr. Bockoski nominated Mr. Martin.

Mr. Schruppf made motion to close nominations and motion to appoint Mr. David Martin as Chairman.

Mr. Baker second. All present in favor.

Mr. Baker nominated Mr. Bockoski for Vice-Chairman.

Mr. Schruppf made motion to close the nominations for Vice-Chair and motion to appoint Mr. Bockoski as Vice-Chairman. Mr. Berry second. All present in favor.



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Mr. Berry nominated Mr. Schrupf for Secretary.

Mr. Berry made motion to close the nominations for Secretary and motion to appoint Mr. Schrupf as Secretary. Mr. Bockoski second. All present in favor.

6. Director’s Report: Mr. Taylor stated slow down in activity due to weather with MI Homes. Had issue with erosion control with all the rain. Meeting with all parties including Mr. Cooper and Mr. Strong resulted in action after stop work order. Lennar Homes did make it past the Plan Commission so on the docket for Town Council. MI Homes will be back in March with their changes. No news on Arbor Homes at this point. Mr. Taylor shared the TC concern for utilities and working on study to determine course of action and costs. Lennar is asking for 62 to start working in good faith since development is for 169 total. Mr. Taylor stated a couple of properties with concerns for safety, will be working with Mr. Culp on next steps. Mr. Baker asked when the fire in Hidden Bay was. Mr. Taylor stated the HOA had been working on it and now almost a year.

Discussion on 236th stakes. Mr. Berry asked about reappointments. Mr. Taylor stated TC President reappointed both Mr. Berry and Mr. Bockoski to a four-year term.

7. Chairman’s Report: Chairman Martin stated looking forward to another wonderful year.

8. Legal Counsel’s Report: Mr. Culp stated no further updates other than what was shared concerning MI Homes and Lennar.

9. Board Member Comments: Mr. Bockoski asked if 236th project was on track timewise. Mr. Taylor stated no update other than appears to be. Started in 2020 with completion in 2021 was only times noted.

10. Next Planned BZA Meeting: February 20, 2020 at 7:00 p.m.

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

Chairman _____

Secretary _____

Date _____

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