



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA# 0220-002-R1 84 Cedar Lane - Tim Shaw
BZA# 0220-003-R5 170 Washington - Wesleyan Church
BZA# 0220-005-DC 409 West Jackson - Boathouse
BZA# 0220-006-DC 409 West Jackson - Boathouse
BZA# 0320-007-AG 5008 E. 246th St. - Phil Curnutt
BZA# 0320-008-AG 2815 E. 296th St. - Green/Bowers
BZA# 0320-013-AG 2815 E. 296th St. - Green/Bowers
BZA# 0520-009 & 010-AG 22800 & 22900 Cammack Rd. - James Adams
BZA# 0520-011-AG 22800 & 22900 Cammack Rd. - James Adams
BZA# 0520-012-C1 369 E. Jackson St. - Stan Widows

BZA Meeting Agenda

June 18, 2020

7:00 p.m.

Roll Call of Members

Present:

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

1. Declaration of Quorum
2. Approval of Minutes : January 23, 2020
3. Public Comment
4. Old Business:



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5. New Business

Docket #: BZA# 0220-002-R1

Petitioner: Tim Shaw

Property Address: 84 Cedar Lane Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 3.4 of the Cicero/Jackson Township Zoning Ordinance in order to: allow an accessory structure to be constructed with a height to exceed (20) feet in an R1 residential district. Whereas; Article 3.4 of the Cicero/Jackson Township Zoning Ordinance states the maximum allowed height of an accessory structure in an R1 residential district is (20) twenty feet.

Docket#: BZA# 0220-003-R5

Petitioner: Wesleyan Church/ Pastor Alan Gross

Property Address: 170 Washington Street Cicero, IN 46034

A Land Use Variance Request application has been submitted concerning Articles 7.19 A and 7.19 B of the Cicero/Jackson Township Zoning Ordinance in order to: operate an outdoor storage business in an R5 residential district. Whereas; an outdoor storage business is not a permitted or special exception use in an R5 residential district.

Docket#: BZA# 0220-005-DC **Cannot Be Heard – Notice did not make the newspaper publishing deadline**

Petitioner: Boathouse/Matt Hall

Property Address: 409 West Jackson Street Cicero, IN 46034

A Special Exception Use Variance request application has been submitted concerning Article of the Cicero/Jackson Township Zoning Ordinance in order to: allow outdoor seating and curb service for a restaurant in a DC downtown commercial district. Whereas; outdoor seating and curb service is a special exception use in a DC downtown commercial district.

Docket#: BZA# 0220-006-DC

Petitioner: Boathouse/ Matt Hall

Property Address: 409 West Jackson Street Cicero, IN 46034

A development standards variance request application has been submitted concerning Articles 10.1-1-A-1-C and 10.8 of the Cicero/Jackson Township Zoning Ordinance in order to: allow color changing lights and to allow more than (60) sixty square feet of signage in a DC downtown commercial district. Whereas; Articles 10.1-1-A-1-C and 10.8 of the Cicero/Jackson Township Zoning Ordinance prohibit color changing lighting and a maximum of (60) sixty square feet of signage in a DC downtown commercial district.



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Docket#: BZA# 0320-007-AG

Petitioner: Phil Curnutt

Property Address: 5008 E. 246th St. Arcadia, IN 46030

A Development Standards Variance Request application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a third enclosed accessory structure to be constructed on a parcel. Whereas; article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that “No more than two (2) enclosed accessory structures are permitted on a lot, unless the property is in the AG, Agriculture District and is used as a working farm; in that instance, there is no limit to the number of accessory structures.”

Docket#: BZA# 0320-008-AG

Petitioner: Sandra Green / Laura Bowers

Property Address: 2815 E. 296th St. Atlanta, IN 46031

A Development Standards Variance Request application has been submitted concerning Article 16 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a second single family dwelling to be constructed on a parcel in the AG, Agriculture District. Whereas; article 16 of the Cicero/Jackson Township Zoning Ordinance states that “No more than one (1) single family dwelling structures are permitted on a parcel in the AG, Agriculture District”

Docket#: BZA# 0320-013-AG

Petitioner: Sandra Green / Laura Bowers

Property Address: 2815 E. 296th St. Atlanta, IN 46031

A Development Standards Variance Request application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow a fourth (4th) accessory structure on a parcel in the AG, Agriculture District. Whereas article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that no more than two (2) accessory structures are permitted on a parcel in the AG, Agriculture District unless it is a working farm. Also concerning Article 16.2 of the Cicero/Jackson Township Zoning Ordinance in order to allow a living-quarters in an accessory structure. Whereas Article 16.2 defines an accessory structure is not designed for human occupancy.



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Docket#: BZA#0520-009&010-AG

Petitioner: Juniper Farms – James Adams

Property Address: 22800 & 22900 Cammack Rd. Cicero, IN 46034

Docket No. BZA-0520-009-AG

A Development Standards Variance Request application has been submitted concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance in order to: Increase the maximum allowed height of an accessory structure from twenty-two (22) feet to thirty-five (35) feet.

Docket No. BZA-0520-010-AG

A Development Standards Variance Request application has been submitted concerning Article 7.13.C. of the Cicero/Jackson Township Zoning Ordinance in order to: provide relief from parking lot paving and interior landscaping standards. Whereas, Article 7.13.C. of the Cicero/Jackson Township Zoning Ordinance requires all commercial parking lots be paved and contain interior landscaping.

Docket#: BZA#0520-011-AG

Petitioner: Juniper Farms – James Adams

Property Address: 22800 & 22900 Cammack Rd. Cicero, IN 46034

A Land Use Variance Request application has been submitted concerning 3.1 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow operation of a retail Christmas tree farm and craft store in an “AG” agriculture district. Whereas, a retail Christmas tree farm and craft store is not a permitted or special exception use in an “AG” agriculture district.

Docket#: BZA# 0520-012-C1

Petitioner: Stan Widows

Property Address: 369 E. Jackson St. Cicero, IN 46034

A Special Exception Use Request application has been submitted concerning Article 4.9 of the Cicero/Jackson Township Zoning Ordinance in order to: Grant a special exception use “Business: Office/Professional” to include any of the following: Contractor Office, Electrical Contractor, Plumbing Contractor, Building Contractor, Landscape Contractor, and Landscape Business. Whereas, regarding Article 4.9 of the Cicero/Jackson Township Zoning Ordinance a “Business: Office/Professional” use is a special exception use.



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Action Item:

1. Plan Director's Report: Attached
2. Chairman's Report:
3. Legal Counsel's Report:
4. Board Member Comments:
5. Next Planned BZA Meeting: July 23, 2020

Adjournment:

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