



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA# 0220-005-DC 409 West Jackson - Boathouse
BZA# 0220-006-DC 409 West Jackson - Boathouse
BZA# 0520-009 & 010-AG 22800 & 22900 Cammack Rd. – James Adams
BZA# 0520-011-AG 22800 & 22900 Cammack Rd. – James Adams
BZA# 0620-014-AG 22210 Hinkle Rd. - Thomas Whitten

BZA Meeting Agenda July 23, 2020 7:00 p.m.

Roll Call of Members

Present:

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

1. Declaration of Quorum
2. Approval of Minutes : June 18, 2020
3. Public Comment
4. Old Business:

Docket#: BZA# 0220-005-DC **To Be Continued Until August 20, 2020**

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 **To Be Continued Until August 20, 2020**

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#0520-009-AG

Petitioner: Juniper Farms – James Adams

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

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

Petitioner: Juniper Farms – James Adams

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

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.

5. New Business

Docket # BZA-0620-014-AG

Petitioner: Thomas and Brooke Whitten

Property Address: 22210 Hinkle Rd. Noblesville, IN 46062

A Development Standards Variance Request application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance to allow the construction of an accessory structure in front of a primary structure. Whereas; Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be located to the rear or side of the primary structure.



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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: August 20, 2020

Adjournment:

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