



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA# 1020-017-NC / 9 S. Peru St.

**BZA Meeting Minutes
November 19, 2020
7:00 p.m.**

Roll Call of Members

Present:

- Mike Berry
- Harrison Massonne
- Scott Bockoski
- Dennis Schrumpf
- Aaron Culp - Legal Counsel
- C.J. Taylor - C/JT Plan Director
- Terri Strong- Recorder

Absent:

Brad Baker
Liz Nelson

1. **Declaration of Quorum-** Chairman Bockoski declared a quorum with 4 members.
2. **Approval of Minutes:** Mr. Berry made motion to approve minutes from October 22, 2020 meeting. Mr. Schrumpf second. All present in favor.
3. **Public Comment:** Chairman Bockoski explained this is the time for comment on items not on the docket. No public comment.
4. **Old Business:** None

5. New Business

Docket#: BZA# 1020-017-NC

Petitioner: Deckard Knapp LLC (owner) Chris and Cheryl Faulkner (tenant)

Property Address: 9 South Peru Street, Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 7.13 of the Cicero/Jackson Township Zoning Ordinance to request a reduction in the parking requirements from four (4) off-street parking spaces to two (2) off-street parking spaces.

Chairman Bockoski explained to the petitioners that being short a board member tonight, the petitioner has the option for postponement. Three positive votes are required for approval of a motion. Petitioner indicated they would like to proceed.

Cheryl Faulkner and Chris Faulkner owners of Big Dog's Smokehouse BBQ, property owners present as well. Mrs. Faulkner stated they are interested in doing a specialty shop in the Victorian house on the corner. A shop that would be available for browsing while waiting on restaurant seating or time to visit. Shop would carry variety of items, chocolates, baby gifts, dogs, home goods, garden items, seasonal items as well. Parking being

BZA# 1020-017-NC / 9 S. Peru St.

a challenge looking for approval for utilizing the driveway for two and consideration of two parking spots on the street.

Chairman Bockoski asked if cars in drive are side by side or behind one another. Mrs. Faulkner stated side by side. Chairman Bockoski asked where the other two spots are. Mrs. Faulkner stated not sure if there are two right there, the work done last year, one spot was lost for safety reasons. Limited to one in front of Big Dogs. Mr. Schrupf stated there is one in front of the building to allow for trucks to turn safely. Mr. Taylor clarified that the Faulkner's are not looking for two spots to be assigned to their business. The ordinance states the with the square footage of their business and the type of business proposed, the ordinance requires four off street spaces. They have two and are asking to be relieved of the requirement to have four. Mr. Berry asked if paved. Mrs. Faulkner answered yes, and with the streetlights on Jackson, it is well lit. Chairman Bockoski asked what the options for parking are if you are wanting to shop, ideally you would want more than 2-3 people shopping. Mrs. Faulkner stated street parking is an option, people are coming to eat at the many options. The church lot is never full however it is accounted for in other requirements, some place to go while waiting. Chairman Bockoski stated so you are feeling that the customers would already be parked not necessarily a destination. Mrs. Faulkner stated yes, something for folks to do, to keep in town if there is a wait. People are coming into town. Mr. Massonne how are you staffing the shop? Mrs. Faulkner stated with family, utilize sharing employees with Big Dog's hours would match Betsy's if approved. Lunch especially is not terribly busy, have to be there for smoking. Looking at possibly 4-9pm, closed on Sunday's and Monday's. Mr. Massonne questioned employees driving. Mr. Faulkner stated most of the time would already be in town working and would pass thru to the home. Mr. Berry asked if looking at several vendors. Mrs. Faulkner stated no, just our family. Mr. Massonne stated his other concern is the walkway being blocked. Mrs. Faulkner stated signs to pull all the way up are part of the plan.

Chairman Bockoski thanked petitioner and asked if any Board member comments.

Mr. Schrupf stated giving the church with the restaurant parking, off street parking is available. Mr. Schrupf also questioned a conversation with Mr. Strong indicating there are 256 parking places in the downtown area, counting the lots that are down Jackson a bit. Mr. Taylor stated public spots were counted, fire department, police and Councilman Amos reviewed. Town Council approved temporary designated pick up spots to be utilized during Covid. Also investigating marked handicap spots, realizing there is not a downtown parking problem quite like perception. Mr. Schrupf stated he does not have a problem, and with recent improvements look forward to what will happen here.

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

Chairman Bockoski asked for any public comment.

No public comment.

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

Chairman Bockoski asked if any further questions or stipulations. Signs were discussed. Mrs. Faulkner stated could be on fencing. Mr. Berry stated also stating parking for business. Discussion ensued.

Mr. Schrupf made motion to approve BZA #1010-017-NC as presented. Mr. Berry second.

Mr. Berry-yes, Mr. Bockoski-yes, Mr. Massonne-yes, Mr. Schrupf-yes. Motion carries 4-0.

BZA# 1020-017-NC / 9 S. Peru St.

Action Item: None

1. **Plan Director's Report:** Mr. Taylor included in your packet, very good month for October, \$8000 ahead of last year. When October finished was ahead of all of 2019. Permit cost increase and Tamarack have helped bottom line tremendously. Phase 2 of Tamarack, 27 permits issued at time of report, now 30, Phase 2 is over half permitted. Phase 3 is being paved to allow for 12 more buildings, hoping that lasts thru the winter. Secondary plat for section 4 was to be reviewed by Plan Commission and that was tabled as they work thru some details on those plans. Mr. Taylor attending classes to continue inspection duties and being up to date. Mr. Bockoski asked if any major changes in code from 2019 to 2020. Mr. Taylor stated nothing major just lots of small changes. Housing is getting safer all the time.
2. **Legal Counsel's Report:** Mr. Culp process of looking at expanding water and sewer services. Getting close to moving forward with the water plant. In December looking at rate chart, we look and lock in for three years. One area is the tap increase for builders. If everything would fall in line, next summer would be starting construction on water plant to west of Morse. Concerns with water west of lake by Fire Department and also during peak usage in the summer using more than we can pump. Even if we weren't growing, concerns are there from a fire fighting aspect. Mr. Taylor stated the wastewater plant is 30 years old and needing several upgrades also. Mr. Culp explained some of the technical issues with the plant, fixing problems as we go. Overall a good problem to have, Lenar is ½ approved, based on availability. Mr. Culp stated Town has made it clear that it will proceed on their timeframe not the construction/developer timeframe. Chairman Bockoski felt that it is a known issue and people will not be surprised. Mr. Massonne questioned if home builder were aware, due to passing on to homeowners. Mr. Culp shared the proposed rates based on 5000 gallons. Mr. Berry asked about wastewater will it have a second site. Mr. Culp stated it was looked at, but decision made to expand in place versus second sight, economics. Mr. Berry questioned the tower by Bear Slide. Mr. Taylor explained it helps with the pressure on the west side of lake. Mr. Massonne questioned the status of Tamarack. Mr. Taylor explained Tamarack was approved, Lenar approved for 62 EDU's, leaves a few but otherwise tapped out.
3. **Board Member Comments:** No comments.
4. **Chairman Comments:** Chairman Bockoski stated need to discuss election of officers. December will need to vote on Chairman, Vice-Chair, and Secretary. Mr. Taylor stated unless we can't meet due to Covid. Mr. Culp stated waiting on governor's office. Zoom capability was discussed, staying legal and allowing public. Mr. Culp stated he is looking at how Noblesville handled the Beaver Pit hearing. There would be things to work out with spacing, especially in the winter. Chairman Bockoski stated at next meeting voting would be needed.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA# 1020-017-NC / 9 S. Peru St.

5. **Next Planned BZA Meeting:** December 17, 2020 at Red Bridge Park Community Building.

6. **Adjournment:** Mr. Berry made motion to adjourn. Mr. Massonne second. All present in favor.

Location:
Red Bridge Park
697 W. Jackson Street
Cicero, IN 46034