



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA-0421-004-NC-R3 Prater
BZA-0421-005-NC-R3 Prater
BZA-0421-006-NC-R3 Prater
BZA-0421-007-NC-R3 Prater
BZA-0421-008-NC-R3 Prater

**BZA Meeting Agenda
June 17, 2021
7:00 p.m.**

Roll Call of Members

Present:

- Liz Nelson
- Mike Berry
- Scott Bockoski
- Steve Zell (Alternate)
- Dennis Schrupf
- Aaron Culp - Legal Counsel
- C.J. Taylor - C/JT Plan Director
- Terri Strong- Recorder

1. **Declaration of Quorum**

2. **Approval of Minutes** May 20, 2021

3. **Public Comment**

4. **Old Business:** None



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BZA-0421-006-NC-R3 Prater
BZA-0421-007-NC-R3 Prater
BZA-0421-008-NC-R3 Prater

5. New Business

Docket #: BZA-0421-004-NC-R3

Petitioner: Josh Prater

Property Address: 7670 E. 236th St., Cicero, IN 46034

A Land Use Variance application has been submitted concerning Articles 3.7 and 4.1 of the Cicero/Jackson Township Zoning Ordinance to allow the operation of a concrete construction business and self-storage facility in an “NC” Neighborhood Commercial Zoning District and an “R3” Residential Zoning District. Whereas a concrete construction business and a self-storage facility are not a permitted use or a special exception use in an “NC” Neighborhood Commercial Zoning District or an “R3” Residential Zoning District.

Docket #: BZA- 0421-005-NC-R3

Petitioner: Josh Prater

Property Address: 7670 E. 236th St. Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance to exceed the maximum allowed number of accessory structures on a parcel in NC and R3 districts.

Docket #: BZA-0421-006-NC-R3

Petitioner: Josh Prater

Property Address: 7670 E. 236th St. Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Articles 3.8 and 7.2 of the Cicero/Jackson Township Zoning Ordinance to exceed the maximum allowable lot coverage on a parcel in NC and R3 districts.

Docket #: BZA-0421-007-NC-R3

Petitioner: Josh Prater

Property Address: 7670 E. 236th St. Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Articles 3.8 and 4.2 of the Cicero/Jackson Township Zoning Ordinance to exceed the maximum allowable lot depth to width ratio on a parcel in NC and R3 districts.



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BZA-0421-008-NC-R3 Prater

5. New Business (Cont'd)

Docket #: BZA-0421-008-NC-R3

Petitioner: Josh Prater

Property Address: 7670 E. 236th St. Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 4.2 of the Cicero/Jackson Township Zoning Ordinance to exceed the maximum allowable floor area in an NC district.

6. Plan Director's Report: Attached

7. Chairman's Report:

8. Legal Counsel's Report:

9. Board Member Comments:

10. Next Planned BZA Meeting: July 22, 2021

11. Adjournment:

Location:

Cicero Red Bridge Park

697 West Jackson St.

Cicero, IN 46034