



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA# 0421-001-AG / Chowning
BZA# 0421-002-AG / Chowning
BZA# 0421-003-R3 / Linville
BZA# 0421-001-NC / LinCor LLC
BZA# 0421-011-NC / LinCor LLC

**BZA Meeting Agenda
May 20, 2021
7:00 p.m.**

Roll Call of Members

Present:

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

NOTICE: Mr. Brad Baker has resigned his position on the BZA due to increased work demands.

1. **Declaration of Quorum**
2. **Approval of Minutes** December 17, 2020
3. **Public Comment**
4. **Old Business:** None



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BZA# 0421-002-AG / Chowning
BZA# 0421-003-R3 / Linville
BZA# 0421-001-NC / LinCor LLC
BZA# 0421-011-NC / LinCor LLC

5. New Business

Docket #: BZA-0421-001-AG

Petitioner: Edward Chowning

Property Address: 22350 Flippins Rd., Cicero, IN 46034

A Land Use Variance application has been submitted concerning Article 3.1 "AG" Agricultural District of the Cicero/Jackson Township Zoning Ordinances in order to: Allow a combination commercial riding stable and horse boarding business in an "AG" Agricultural District. Whereas a combination commercial riding stable and horse boarding business is not a permitted or special exception use in an "AG" Agricultural District.

Docket #: BZA-0421-002-AG

Petitioner: Edward Chowning

Property Address: 22350 Flippins Rd., Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.23, MS-04 Miscellaneous Standards of the Cicero/Jackson Township Zoning Ordinances in order to: allow possession of and/or boarding of horses without the required minimum acreage of fenced pasture. Whereas, Article 7.23, MS-04 Miscellaneous Standards of the Cicero/Jackson Township Zoning Ordinances requires a minimum of 1.5 acres of fenced pasture per horse.

Docket#: BZA-0421-003-R3

Petitioner: David Linville

Property Address: 1025 West Morse Drive, Cicero, IN 46034

A Development Standards Variance Request application has been submitted concerning Article 3.8 of the Cicero/Jackson Township Zoning Ordinance. In order to encroach onto the minimum required rear yard setback for the construction of a yard shed.

Docket#: BZA-0421-010-NC

Petitioner: LinCor LLC

Property Address: 49 East Jackson St., Cicero, IN 46034

A Land Use Variance application has been submitted concerning Article 4.1 "NC" Neighborhood Commercial Zoning District of the Cicero/Jackson Township Zoning Ordinances in order to: Allow the operation of a concrete coating business in an "NC" Neighborhood Commercial Zoning District. Whereas a concrete coating business is not a permitted or special exception use in an "NC" Neighborhood Commercial Zoning District.



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Docket#: BZA-0421-011-NC

Petitioner: LinCor LLC

Property Address: 49 East Jackson St., Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.13 of the Cicero/Jackson Township Zoning Ordinances in order to: seek relief from the minimum off-street parking requirements in an “NC” Neighborhood Commercial Zoning 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:** June 17, 2021

11. **Adjournment:**

Location:
Cicero Red Bridge Park
697 West Jackson St.
Cicero, IN 46034