



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA-1021-015-AG Schuller

BZA Meeting Minutes  
October 21, 2021  
7:00 p.m.

### Roll Call of Members

Present:

- ☐ Mike Berry
- ☐ Scott Bockoski
- ☐ Liz Foley-Nelson
- ☐ Dennis Schrumpf
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Dan Strong - C/JT Plan Director
- ☐ Terri Strong- Recorder

Mr. Strong announced that Frank Zawadzki is also present, the new C/JT Plan Director. Chairman Bockoski welcomed Mr. Zawadzki to the meeting.

1. Declaration of Quorum: Chairman Bockoski declared a quorum with all five members present.
2. Approval of Minutes:  
**Mr. Zell made motion to approve minutes as presented for September 23, 2021. Mr. Berry second. All present in favor.**
3. Public Comment: Chairman Bockoski asked for any comments for items not coming up or been on the agenda previously, as well as reminding those present to sign in.

Jerry Rulon adjacent property owner of property coming up, exceedingly difficult property to build on. Chairman Bockoski thanked Mr. Rulon but stated there is a different public comment for items on the agenda.

No other public comments.

4. Old Business: None
5. New Business:

**Docket #: BZA-1021-015-AG**

**Petitioner: Donald and Lisa Schuller**

**Property Address:** 9550 E 256<sup>th</sup> St. Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the construction of a garage in front of a



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primary structure whereas: the Article 7.5B AS -2B states an accessory structure shall only be located to the rear or to the side of the primary structure.

Chairman Bockoski asked for petitioner to address the Board, explaining what the project entails.

Donald Schuller 9550 E 256<sup>th</sup> street Cicero, wife Lisa saw property had no garage and thought large grassy area was perfect for a garage. Once committed to home, found the septic system covers the large grassy area. The only area due to the topographical lay of the property, creek and large trees is in the paths in the front of the house.

Chairman Bockoski noted the pictures provided and everyone has a copy of that. Mr. Berry asked if running water, will it have living quarters, heated. Mr. Schuller answered yes to water, no to living quarters-will be workshop and do not want to walk thru home dirty. Yes, will have heat. Mr. Zell asked no kind of business running out of this structure. Mr. Schuller stated no, just hobbies. Mr. Zell asked timeline. Mr. Schuller stated contractor is ready to break ground when approved, a few hurdles of electrical lines. Hope to have done by first snow. Mr. Strong reminded the application for the building will need reviewed if approved.

**Mr. Schrumpf made motion to open BZA-1021-015-AG to public comment. Mr. Zell second. All present in favor.**

Jerry Rulon 9990 E. 256<sup>th</sup> St. adjacent landowner and property has been difficult to develop. Previous owner added to that difficulty. I support this variance request. If there is a variance for the distance from another property, I would allow them to build adjacent to my fence if that gives 3-4 more feet. Mr. Rulon stated good addition to our township.

**Mr. Berry made motion to close public hearing. Mr. Zell second. All present in favor.**

Chairman Bockoski asked if any Board member questions or stipulations. Mr. Berry stated since it is going to be a 20x40 and will have running water and heat, and electricity this would be very easily to convert to living space in the future. We should put restrictions in approval process to prevent living quarters in the event that the owners would move out. Mr. Culp stated if the Board wanted to do that, would recommend condition not allowed for commercial or residential purposes. Mr. Strong questioned if this was to be recorded with the auditor's office. Mr. Berry answered yes.

**Mr. Zell made motion to approve BZA-1021-015-AG as presented with the following contingencies: Building to have no commercial or residential purposes. Mrs. Nelson second.**

**Mr. Berry-approve, Mr. Bockoski-approve, Mrs. Nelson-approve, Mr. Schrumpf-approve, Mr. Zell approve. Motion passes 5-0.**

6. Plan Director's Report: Mr. Strong stated in packet report is provided. Month of September permits are continued to be issued at high rate. 20 permits, 55 inspections for the month. Good shot at breaking even for budget. Have visitor this evening. Our administrative assistant Annette Harlow, doing a great job.



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YTD revenue is up quite a bit over last year. 20 Building permits in September. Guest this evening, administration assistant here tonight, Annette Harlow. Makes job very easy, very detailed orientated and a pleasure to work with. Mr. Strong stated he felt Mrs. Harlow and Mr. Zawadzki would make a good team.

7. Chairman's Report: Mr. Bockoski welcomed aboard Mr. Zawadzki.
8. Legal Counsel's Report: No report
9. Board Member Comments: Mr. Zell glad to be on board, thanked Mr. Strong for his kind words at the TC meeting and for all Mr. Strong has been doing for the community.
10. Next Planned BZA Meeting: November 18 , 2021
11. Adjournment: **Mr. Schrumpf made motion to adjourn. Mrs. Zell second. All present in favor.**

Chairman:

A handwritten signature in blue ink, appearing to read "L. C. Bockoski", written over a horizontal line.

Secretary:

A handwritten signature in blue ink, appearing to read "D. Schuller", written over a horizontal line.

Date:

11/18/2021

Location:

Red Bridge Park Community Building  
697 West Jackson Street  
Cicero, IN 46034