



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

BZA-1121-016-R1 Fred

**BZA Meeting Minutes
November 18, 2021
7:00 p.m.**

Roll Call of Members

Present:

- Mike Berry
- Scott Bockoski
- Liz Foley-Nelson
- Dennis Schrupf
- Steve Zell
- Aaron Culp - Legal Counsel (available by phone)
- Frank Zawadzki - C/JT Plan Director
- Terri Strong- Recorder
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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 October 21, 2021. Mrs. Foley-Nelson 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. No public speaking.
4. Old Business: None
5. New Business:

Docket #: BZA-1121-016-R1

Petitioner: David Fred

Property Address: 97 Cedar Lane, Cicero, IN 46034

A Development Standards Variance application has been submitted concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance: To allow an accessory structure to be located in the front yard. Whereas: Article 7.5 B. AS-20, B. states "An accessory structure shall only be located to the rear or to the side of the primary structure".

Chairman Bockoski asked if petitioner is present.

Kunal Yancey 25 Forest Bay Lane, Cicero, petition is for a garage. Located south side of the house and connects to the driveway. Mr. Strong indicated on the map. Mr. Zell verified northwest to the house.



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Structure is planned as 42 ft 8 in long and 30 feet wide. Maximum height is 24 feet 4in. Mr. Zell asked if the height met the requirements for allowable height in a R-1 district. Mr. Strong indicated no, it does not. Mr. Schrupf indicated that the majority of homes in that area had high roof lines, so that would be ok would it not. Mr. Strong stated not according to ordinance, should be seeking a variance for the height as well. Mr. Schrupf and Mr. Strong discussed that area in the past has approved higher rooflines. Mr. Zell questioned if a variance would be required. Mr. Strong stated yes for the height. Chairman Bockoski stated to Mr. Yancey that the building could be discussed tonight, however due to the height proposed, another discussion with variance for height would need to take place. Mr. Yancey asked what is the highest allowed. Mr. Strong stated per ordinance, 20 feet. Mr. Yancey stated as Mr. Schrupf said, all the houses are high, it is modeled after a four-car garage in the neighborhood. It is modeled after the Jackson's garage. Chairman Bockoski asked if there was any modification that could be done in order to meet the ordinance on height. Mr. Yancey stated he was not sure and asked to make a quick call for answers. Chairman Bockoski stated fine to make the call keeping to a minimum. Mr. Berry asked if could address the variance or would it be better to table. Discussion ensued on options. Mr. Yancey took the time to call. Mr. Yancey stated after his call, he would need to seek the height variance as well. Mr. Yancey asked if they would continue tonight. Chairman Bockoski stated table tonight and discuss all at next meeting on December 23. Mr. Berry asked if enough time for the legal notice. Mr. Strong stated can be turned around to make that happen, Mr. Yancey come into office for additional legal notice information.

Mr. Zell made motion to table BZA- 1121-016-R1 until next month so additional variance could be sought for height allowance. All dockets to be heard in December. Mr. Berry second. All present in favor.

6. Plan Director's Report: Mr. Zawadzki gave summary of directors' report. For month of October \$12796 ytd \$134000. Up for year \$41000. 25 building permits issued for October. Chairman Bockoski reminded that the list of permits was attached to report that was emailed.

7. Chairman's Report: Chairman Bockoski no report this evening.

8. Legal Counsel's Report: None

9. Board Member Comments: No comments.

10. Next Planned BZA Meeting: December 23, 2021

11. Adjournment: Mr. Schrupf made motion to adjourn. Mr. Zell second. All present in favor.

Chairman: [Signature]

Secretary: [Signature]

Date: 12/23/2021



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Location:

Red Bridge Park Community Building

697 West Jackson Street

Cicero, IN 46034