

Frank Zawadzki

From: susan.buhr1@gmail.com
Sent: Tuesday, May 17, 2022 9:19 PM
To: Frank Zawadzki
Subject: 5/19 Zoning Appeals Meeting

To Whom It May Concern:

As mentioned in my previous email, my family has continued to work to obtain as much information as possible in the short time we have been aware of this hearing.

With that in mind, we wanted to address some points that we would like read and taken into consideration at the hearing as our land is the most impacted by this decision. When considering the criteria below, all five cannot be met and, therefore, the Use Variance should be denied.

Specifically, items 2, 3 and 4.

Item 2: With our family farm land located immediately adjacent to the proposed variance, we will have the biggest impact and risk of substantial devaluation of the property value. Additionally, the type of use proposed will substantially increase the risk of damage to our property due to increased traffic and encroachment (by people and animals) and the crops grown on the property.

Item 3: There is not a "need" for the variance as the proposed project plan is not something that needs to be done on this specific parcel of land which is not zoned for the proposed usage—nor is it a "need" at all.

Item 4: Allowing this variance will cause unnecessary hardship to those adjacent and in the immediate vicinity as the core of the purpose of the land in the area will be forever changed for all the impacted properties.

12.13 Use Variances

A. A use variance may be approved under this section if the Board of Zoning Appeals, after a public hearing, writing that:

1. the approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. the use and value of the area adjacent to the property included in the variance will not be affected in adverse manner;
3. the need for a variance arises from some condition peculiar to the property involved;
4. the strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if property for which the variance is sought; and
5. the approval does not interfere substantially with the comprehensive plan adopted under the 500 series.

The Hunter Trust therefore respectfully asks the Board of Zoning Appeals to deny this Land Use Variance.

To:

The Cicero/Jackson Township Plan Commission.

RE: Docket No. BZA-522-16-AG

My Name Is Jay Egan. I live at 22801 Cammack Rd, which is right across the street from 22900 Cammack rd. The property that is this variance is pertaining to. (Four Goats Holding LLC)

I am sending this email to you as I have been out of the country and was unaware of the variance request until a neighbor notified me, so I am unable to attend personally.

I have several concerns about the Variance request that I would like you all to consider before you make a decision on variance request.

1. The owner of the property (James) has had several conversations with me in the past regarding his initial request to have the property rezoned. His story that he told me about what he wanted to do with the property seemed very reasonable to me initially. As it turned out at the meeting for the rezoning. Most everything he told me was untrue. I bring this up because I am concerned that his history of saying what his intentions are does not match up what he really intends to do. Frankly I don't believe a word he says due to my history with him.
2. Cammack rd for which James's property uses for access to his property is a narrow road that makes it a dangerous road to walk and bike on. Myself and my wife walk the road and quite a few other people do regularly. Increasing the traffic would of course create additional risk to those of us that walk and bike the road.
3. Russel farms is a good comparison I believe to what the variance requester is trying to create on his property. I have been to Russell farms and the traffic and heavy activity at that place would not fit in to the neighborhood and I believe violates the Comprehensive plan for that area.
4. The area is a quiet peaceful place that had good neighbors that frequently visit each other, help when animals are lost. Donate farm food to those lacking and look out for each other. To grant the variance that Four Goats Holding LLC is requesting will open the door to additional changes that could easily change the area to the point that my property value would suffer. I am right across the street. Anything that creates a major change to that property will have a negative effect on my property.

I respectfully request that you deny Four Goats Holding LLC Variance request.

Jay Egan

22801 Cammack Rd

Cicero, IN 46034

317-752-5511

Jayegan614@gmail.com

Frank Zawadzki

From: susan.buhr1@gmail.com
Sent: Tuesday, May 17, 2022 6:11 PM
To: Frank Zawadzki
Subject: 5/19 zoning appeal meeting

Hello,

I am writing on behalf of the **Hunter Trust** and our land in Cicero. The **Docket # is BZA-0522-16-AG**.

We are not in favor of allowing this variance to the land. Our adjacent land is farmed annually and these drastic changes to the land use could be harmful to neighboring properties. Having numerous people there daily is also concerning with no agreed upon barrier for other properties. The crops would be at risk with pedestrians potentially wandering onto the farm land and also a risk of animals there for crowd enjoyment destroying crops.

Our family has owned that land for generations and has a vested interest in this decision. We continue to try to get more information prior to this vote but were not given much time. The address that the notice was delivered to needed to be signed for and my mother (at that address) was in the hospital at the time so we had less than a week of notice once we knew we needed to go to the post office to retrieve the notice.

With all this in mind, we are not in favor of the Land Use Variance being granted and respectfully ask that the Board of Zoning Appeals holds up the denial.

Thank you,

Susan Hunter Buhr
POA for Verona Cook

22900 Cammack Road

David E. Lucas <David.Lucas@hamiltoncounty.in.gov>

Wed 5/18/2022 11:17 AM

To: Dan Strong <dstrong@townofcicero.in.gov>; Frank Zawadzki <fzawadzki@townofcicero.in.gov>

Gentlemen,

I see this property is back on the agenda for a variance. My comments from the last time still apply.

They will need to permit as commercial. We will need hours of operations as well as months of operation and expected numbers of visitors during business hours.

What allowed uses are associated with an agriculture related public education business? I can only assume this will be a "petting zoo" but are they allowed to sell items?



HAMILTON COUNTY
HIGHWAY DEPARTMENT

David Lucas | *Project Coordinator*
Hamilton County Highway Department
1700 S. 10th St. | Noblesville, IN 46060
david.lucas@hamiltoncounty.in.gov
317.773.7770 - office



The information in this email may contain confidential information and is intended solely for the attention and use of the named addressee(s). It must not be disclosed to any person(s) without authorization. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are not authorized to, and must not disclose, copy, distribute, or retain this message or any part of it. If you have received this communication in error, please notify the sender immediately.

May 18, 2022

Dear Board of Zoning Appeals,

I come before you today, in writing, to request that you do not pass the proposed Land Use Variance by Four Goats Holdings, LLC/Juniper Farms. My request comes from an area of vast concerns regarding the lack of transparency and truthfulness of the Juniper Farms Agricultural Education business plan along with the safety and harmony for those within the southwest corner of Jackson Township.

My request for your denial begins with the lack of a transparent and cohesive structured business plan as I read through the Juniper Farms Agricultural Education document. Mr. Adams, Four Goats Holdings, states in writing that he will offer maple syrup producers an opportunity to come out and set up their production for visitors. Mr. Adam states that interested people are welcome to come and observe or participate in the production though he also states that appointments will be required with two appointments per week. I ask of you, are these two appointments per week or an open public forum? Is this an educational opportunity which is also presented annually by the Hamilton County Parks Department at the Bray Family Homestead Park, located 3.3 miles from the Four Goats Holdings property, or is this an opportunity to sell maple syrup, a retail operation?

Mr. Adams is requesting a Land Use Variance though he appears to be setting up a retail business without regard to the C/JT Zoning Regulations. In July 2020 Mr. Adams brought multiple requests to the BZA which were all declined. One of the requests included a Land Use Variance Request for a Christmas tree farm which was denied with 4 no votes. Mr. Adams writes that visitors may walk through the Christmas tree farm to learn how trees are cared for though he does not address what will take place when these trees are fully grown and ready to harvest. If Mr. Adams is granted this Land Use Variance will he take it upon himself to sell a Christmas tree from the property, going directly against the Board? Is this again an opportunity to have a retail business on an agricultural property?

In order to sustain a business there must be a positive cash flow therefore to sustain this business Mr. Adams will need to charge for carriage rides, charge for the service of walking his property and do these acts not constitute a retail operation? The Agricultural District Standards Packet clearly states that tree orchards, plant nursery and tree farms are not permitted. Per the Market Wagon website, it appears Mr. Adams is already selling his "salad greens, tomatoes, microgreens" from the Cammack Road property. Again, is this selling of retail product from an agricultural area a misuse of the zoning?

I would also bring to your attention that Mr. Adams is proposing to house a "petting zoo" type attraction. Per the guidelines of the Agricultural District Standards Packet, section 7.23 Miscellaneous Standards, it states a minimum of 1 acre fenced pasture per animal for medium animals and 1.5 acres fenced pasture per animal for large animals. I do not see on the map provided by Mr. Adams how he currently, or in the future, will abide by these zoning standards. As stated in the proposal the property currently houses 4 goats though I do not see on the provided map where the 4 acres of fenced property is currently. If more animals are brought onto the property where will the fenced pasture be located and how will this affect his proposed map? These types of oversights bring to question the transparency and truthfulness of this Variance request.

Mr. Adams continues in his business proposal that he will provide a "Walk the Planets" though he does not discuss or present the material, scope, or size of this item. As a neighbor with a clear line of sight to Mr. Adams property this type of vague and ambiguous paragraph is a cause of concern. How will a structure be controlled

or evaluated on a Land Use Variance and how does a structure for the size and distance of planets, particularly Pluto which is no longer one of the 8 planets, fit into an Agricultural Zoned area? This is of great concern to a property owner whose property value will be negatively affected by a monstrous building of an outdated planet structure as stated in the business plan.

Finally, as a neighbor I am greatly concerned about the public safety and the emergency response ability to a business located approximately ¼ mile off a 9' wide road without shoulders, without a turn lane or an apron, on a gravel and rutted driveway. Will the Jackson Township Fire Department be able to ensure the safety of the buildings, property, surrounding property and mostly to the visitors? Where will the fire truck park as there is not a dedicated space or area for a public safety vehicle. Where will the ambulance stop and safely address a medical situation when they are only given parking far away from the visitors? What are the fire mitigation details and plans to ensure the safety of those visiting and those whose lives and livelihoods are nearby? How will the driveway and assorted areas be cleared for emergency personnel over the winter when the mentioned carriage rides are available?

I humbly request the Board of Zoning Appeals to view their stance on spot zoning and the impact this will have on the long-term growth and prosperity of Jackson Township. If a Land Use Variance is approved for each property, where does it stop? Will Jackson Township be filled with outdated, archaic, and nonperforming plots of land that are no longer able to support a home or a viable business because they were spot zoned? Does the proposed Land Use Variance show a stable, well planned, viable reason for spot zoning?

I kindly request the Board to also note the negative impact this variance will have on property values of the surrounding single-family homes and the increased level of traffic, noise pollution, effect on the ground water supply for those nearby homes and aforementioned safety concerns. How does an unmonitored and unknown building of the planets positively affect the property value in Jackson Township? How does an unoccupied building with multiple safety concerns positively affect the surrounding properties? If the Board finds the Land Use Variance is appropriate I would request a maximum number of occupants be placed on the property to ensure a minimal disruption to the area.

I ask the Board to deny the Land Use Variance as this is simply a way for Mr. Adams to host his retail business on property which is zoned Agricultural. Mr. Adams is requesting a variance which is not rising from a 'peculiar or particular situation' but to satisfy his goal of a retail Christmas tree farm as stated on the Juniper Farm Market Wagon vendor page, [Juniper Farms | Market Wagon | Online Farmers Markets & Local Food Delivery](#). The use of the Cammack Road property is not a hardship. The property was purchased as an AG property and the owners of Four Goats Holdings/Juniper Farms are placing a hardship on themselves, not the property, by continually requesting a zoning or variance change.

I appreciate your time, attention, and your work in denying the Land Use Variance.

Respectfully,
Alicia Robinson
Homeowner, Cammack Road, Cicero

State of Indiana
County of Hamilton
Cicero/Jackson Township
Board of Zoning Appeals
BZA-0522-16-AG

SUMMARY

1. Adler Attorneys represent several neighbors opposed to Petitioner's project seeking a land use variance at 22900 Commack Road to be used for an agricultural related public education business. Opposition is based on the following:

1. **No site plan:** Petition submits **no survey, no true legal description, nor engineering survey.** Exhibit #1 "Color Site Map" submitted shows a long driveway to a parking area but **does not show:**

- i. Parking area details or traffic flow plans;
 - ii. Dimensions for the native tree forest succession restoration area, the Willow patch, nor the native plant Prairie;
 - iii. Drainage plan;
 - iv. Proposed improvements to the narrow County road;

UNDER EXHIBIT #3:

2. **No sanitary plan:** no indication of additional restrooms in the barn nor a soil study showing the size of septic field that may be accommodated. No indication of potential 2nd septic field to replace a failed field.

3. **No operations plan:** Juniper Farms, LLC lacking the following:

- v. Background/qualifications for principal Lori Ann Adams;
 - vi. Principal has not joined in the application process;

4. **No financial plan:**

- vii. Real estate taxes + \$674.05 twice per year; and
 - viii. Minimum wage in Indiana is \$7.25 per hour.
 - ix. Operating costs?

5. **No Lighting Details**

- x. No showing that site meets lighting safety
- xi. No Photometric analysis to show compliance with Light Pollution requirements

6. Soil Type Analysis:

- xii. Based on the US Soil Survey, this site has a Brookston silt loam containing poorly drained soil with seasonal high water table, a poorly drained soil type typically found in depressions, making the site unsuitable for the proposed use.

7. **Legal impediments:** The Adams's transferred to Juniper Farms in February 2021 after acquiring the property in January 2020. Barry Morpew had unsuccessfully tried to operate a tree farm here.

8. This proposal must not be injurious to the public health, safety, morals, and general welfare of the community. Petitioner makes no showing here.

9. The use and value of the area adjacent to the property included in the variance must not be affected by a substantially adverse manner. Petitioner makes no showing here.

10. The proposed variance arises from some condition **peculiar to the property involved**. Petitioner makes no showing here.

11. Must not interfere substantially with the comprehensive plan adopted under the **500 series of Indiana Code §36-7-4**. Petitioner makes no showing here.

Strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.
PETITIONER MAKES NO SHOWING HERE OF ANY HARDSHIP WHATSOEVER.

The determination of the existence of an unnecessary hardship is governed by all the relevant factors which, when taken together, indicate that the property cannot reasonably be put to a conforming use because of limitations imposed upon it by the ordinance. It must also be shown that the land involved cannot yield a reasonable return if used only for the allowed zoned purpose, and that the use authorized by the variance will not alter the essential character of the locality. . . ."

Bd. of Zoning Appeals v. McFadden, 166 Ind. App. 534, 539, 337 N.E.2d 576, 579-80 (1975)

State of Indiana
County of Hamilton
Cicero/Jackson Township
Board of Zoning Appeals
BZA-0522-16-AG

REMONSTRATION

Adler Attorneys represent several remonstrating neighbors opposed to the referenced project which seeks a land use variance concerning Article 3.1 of the Agricultural District Standards of the local zoning ordinance to allow property located at 22900 Commack Rd. to be used for an agricultural related public education business.

EXECUTIVE SUMMARY

1. The petitioner is Four Goats Holding LLC. Its principal office is 1111 Derby Shire Ct., Carmel, IN 46033 and its resident agent is DeAnn L. Farthing, 8500 Keystone Crossing, Suite 470, Indianapolis, IN 46240. Email dlf@yourindyattorneys.com It was formed on February 4, 2021. No principal has been listed with the Indiana Secretary of State but it does show that the company is a multi-member limited liability company that will be member managed. The members identities are unknown.

2. **Lack of site plan.** The Petitioner submits no survey, no true legal description, and no engineering survey. The color drawing submitted shows a long driveway to a parking area but does not show the size of the parking area or the number of parking spots. No dimensions are given for the native tree forest succession restoration area, the Willow patch or the native plant Prairie. There is no soils map. There is no drainage plan. There is no sewage plan. There is no acceleration/deacceleration lane shown. There are no proposed improvements to the narrow County Road nor is there a traffic flow plan.

3. **No sanitary plan.** No indication of the type or number of additional restroom facilities in the barn. There is no indication of a soil study showing the size of septic field that may be accommodated, nor the required second available area.

4. **No operations plan.** The applicant seeks to operate under yet another name Juniper Farms. This apparently refers to Juniper Farms LLC of 1111 Derbyshire Ct., Carmel, IN 46033. This company has resident agent Lori Adams, with address 1111 Derbyshire Ct., Carmel, IN 46030. This company was formed June 5, 2019, and has as its principal Lori Ann Adams. No indication is given about her background or qualifications to operate. She has not joined in the application process.

5. **No Financial Plan.** Applicant purports to have one-on-one sessions with *“our farm members and small groups/families.”* The real estate taxes are \$674.05 twice per year. Minimum wage in Indiana \$7.25 per hour. No other operating costs are known.

6. Applicant claims customers will see maple syrup set up in February and March but has no list of trees on site and no plan for the processing of maple syrup once collected. The plan appears to allow visitors to interact personally with farm animals and a multi-acre pasture out in the open. No identification of the animals is made but for risk management purposes might need to be limited.

7. Walking goats through the woods and walking individually through the woods may not be a high demand item. An entire tour is dedicated to study willow trees. **Hedge laying** is the process of bending and partially cutting through the stems of a line of shrubs or trees near ground level and arching the stems without breaking them so they can grow horizontally and be intertwined. **Coppicing** is cutting back a tree or shrub to ground level periodically to stimulate growth. **Pollarding** is cutting off the top and branches of the tree to encourage new growth at the top. It is recommended pollarding began only between winter and early spring seasons January to March and coppicing is done in late winter or early spring February and March. Maple syrup too runs late winter to early spring.

8. **Also planned** is growing farmer-hated-milkweed to study pollination and native tree education. Christmas trees are proposed again as is a sample solar system. Finally carriage rides are anticipated.

9. **Financial plan.** Even while many of the items are February/March specific, the hours of operation will be 2 appointments per week between 10 AM and 6 PM during the week and Saturdays 5:59 PM. During winter months times will be limited to daylight hours only. Carriage rides will be offered for 6 months during the fall and winter with 12 slots open. No cash flow projections have been given.

10. **Lighting.** Safety requirements call for 75 lumens of light at waist level. Midwinter has a maximum of 6 ½ hours of daylight, but that includes dawn and dusk when there are less than 75 lm of light. No plan for prevention of light pollution. Also, no photometric data provided.

11. The soil types are CrA. and BrA. Cr is a Crosby silt loam while Br is a Brookston silty clay loam. Crosby silt loam is a poorly drained soil with a seasonal high water table. Brookston is a poorly drained soil typically found in depressions.

Legal Impediments:

12. Richard and Lori Adams transferred to Juniper Farms on February 12, 2021, having acquired the property January 20, 2020. Barry Morphew had unsuccessfully operated a tree farm here.

13. To meet legal requirements the proposal must not be injurious to the public health, safety, morals, and general welfare of the community.

14. The use and value of the area adjacent to the property included in the variance will not be affected by a substantially adverse manner

15. The proposed need for a variance arises from some condition peculiar to the property involved

16. The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of Indiana code 36-7-4

17. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.

18. The ordinance makes the following definition:

*Hardship: A difficulty with regard to one's ability to improve land stemming from the application of the development standards of this Ordinance, which may or may not be subject to relief by means of variance. In and of themselves, **self-imposed situations and claims based on a perceived reduction of or restriction on economic gain shall not be considered hardships.** Self-imposed situations include: the purchase of land with actual or constructive knowledge that, for reasons other than physical characteristics of the property, the development standards herein will inhibit the desired improvement; any improvement initiated in violation of the standards of the Ordinance; any result of land division requiring variance from the development standards of this Ordinance in order to render that site buildable.*

19. The Comprehensive Plan provides:

Cicero/Jackson Township Comprehensive Plan
Final Adopted Plan - 2015

Environmental Analysis

Cicero's small-town character and Jackson Township's rural character is something that local residents wish to preserve. Wooded areas, agricultural land, wetlands and clean air and waterways contribute to the small town/rural character.

Strategy: Preserve the small town and rural character illustrated by the area's environmental traits, including wooded areas, agricultural land, wetlands, clean air and waterways.

Farmland

The 2012 Agricultural Census recorded 598 farms in Hamilton County, a loss of 38 farms since 2007. The average size of farms in the county was 219 acres, up 13% since 2007. There are still many farm parcels of various sizes in Jackson Township. The undeveloped land includes prime farmland per the Hamilton County Soil Survey; however, much of the farmland has poor natural drainage and needs artificial drainage. Harvested cropland accounted for 92.4% of all Hamilton County land in farms. Corn for grain is the county's top crop in acres (61,472 Acres), followed by soybeans for beans at 53,143 Acres. Based on the information obtained from the Hamilton County Soil and Water Conservation District, approximately 49% of cornfields in the County still operate using conventional tillage practices. Seed for corn and small grain crops is produced locally by a major agricultural business, Beck's Hybrids in Jackson Township, which is expanding. The average value of agricultural products sold per farm in Hamilton County in 2012 was \$194,255. The County ranked first in Indiana in the Value Of Sales By Commodity Group, in the Nursery, greenhouse, floriculture, and sod category. Of all farms, those ranging from 10 Acres to 49 Acres were the predominant size in the county, with approximately 250 farms falling in that category. While the trend is for farms to increase in size, very large farms (1000 Acres and over) are not what most of the farms in Hamilton County currently are, as documented by the 2012 Census of Agriculture: In fact, the majority of Farmers (principal farm operators) in Hamilton County are not "full-time" farmers. Less than half (240) of the county's principal farm operators claimed farming as their primary occupation, while 358 claimed "other" as their primary occupation.

20. Farmland Recommendations -- While there will continue to be large farms in Jackson Township, it is important to recognize the many smaller farms in the planning jurisdiction, and to adopt development regulations that serve all

types of agriculture, from the small hobby farms to the intensive agricultural operations. This may mean adopting more than one Agricultural Zoning District. The use of farmland preservation tools like prohibiting residential development in Agriculturally zoned districts or the less-used purchase of development rights could also help farming continue to be a big part of Jackson Township.

21. Air Quality Recommendations -- Since tailpipe emissions can contribute to the formation of ground-level ozone, reducing the amount of miles that people drive can help. Cicero can help motivate their citizens to take action by furnishing the infrastructure for biking and walking for local trips. The community can also promote carpooling of commuters (for more information, contact CIRTAs Commuter Connect at 1-317-327-ride). Cicero officials also need to remain engaged in and supportive of transit plans for Central Indiana, since a connection through Noblesville is likely.

22. For example, septic systems are the primary means of sanitary flow treatment in unincorporated Jackson Township. Maintenance of existing systems is crucial, as is prohibiting new residential development that is not connected to public sewer, which can be done in the Zoning Ordinance. The Subdivision Control Ordinance should require each new residential lot to provide **two viable septic sites**.

23. Road Recommendations – Roadway coordination between Cicero and Jackson Township with Hamilton County, and with the State of Indiana is more important than ever, as growth continues to move north in the county. Standards for the Town/Township and County need to be reviewed and coordinated, along with timing of improvements. The County's Transportation Plan is dated and the Town and Township will need to be proactive when the update is made to the Hamilton County Transportation Plan to get local wishes addressed. It is also important to be proactive with INDOT including making them aware of this plan. For more information on roads, see Section VI, Transportation Considerations

EXHIBITS:

Exhibit 1: Color Site Map

SITE MAP

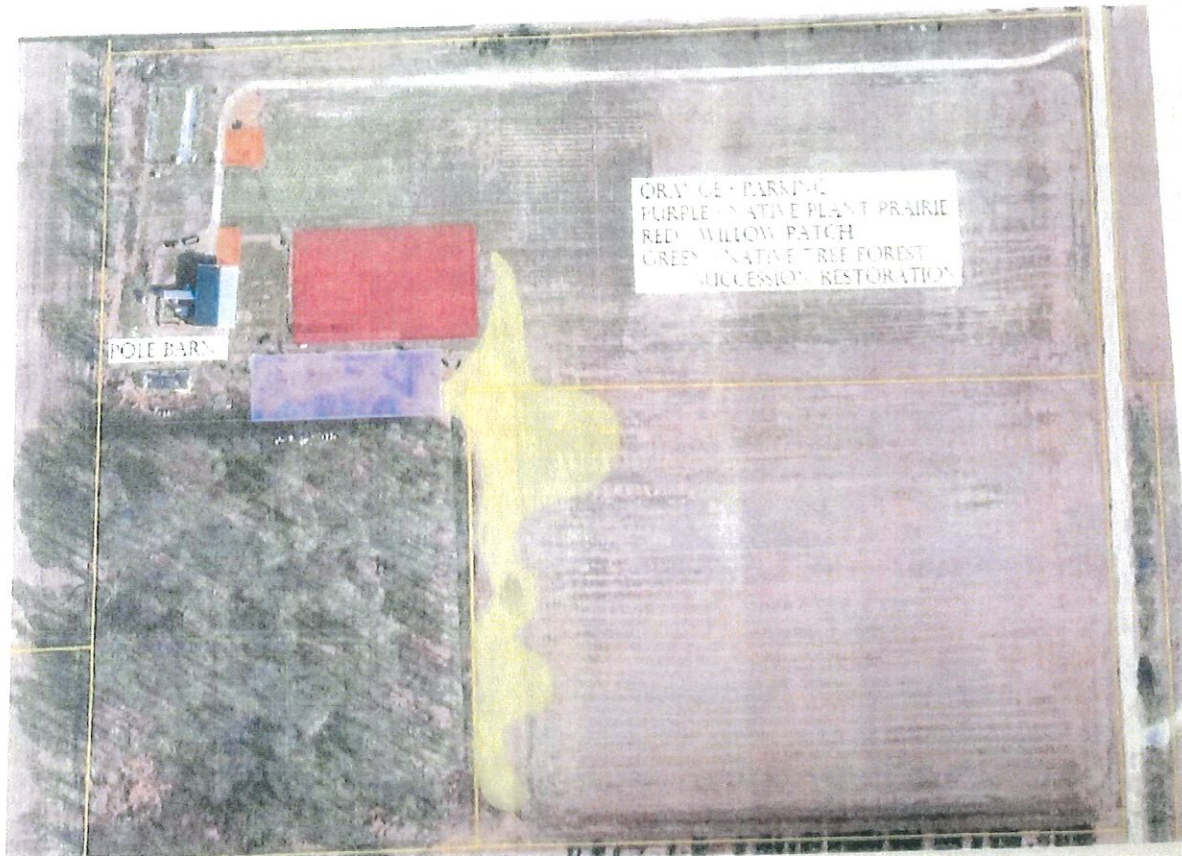


Exhibit 2: Cicero/Jackson Township Board of Zoning Appeals Notice



BZA-0522-16-AG
Four Goats Holdings LLC

CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

LEGAL NOTICE BOARD OF ZONING APPEALS

The Cicero/Jackson Township Board of Zoning Appeals will meet on May 19th, 2022, at 7:00 PM in the Cicero Red Bridge Park Community Building located at 697 West Jackson Street, Cicero, Indiana 46034, in order to hear the following petition:

Docket No. BZA-0522-16-AG

A Land Use Variance application has been submitted concerning Article 3.1 of the AG District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow for the Property located at 22900 Cammack Road to be used for an agriculture related public education business, whereas a public education business is not a Permitted or a Special Exception Use for a property located in the AG zoning district.

Project Address: 22900 Cammack Road, Cicero Indiana, 46034

Legal Description: Acreage 20.87 Section 4, Township 19, Range 4

Parcel number: 03-06-04-52-00-004.001

The petition may be examined at the office of the Cicero/Jackson Township Plan Commission, 331 E. Jackson St., Cicero, IN 46034.

Interested parties may offer an oral opinion at the Hearing. Comments may be mailed to Cicero/Jackson Planning Commission at P.O. Box 650 Cicero, IN 46034. Comments may also be dropped off in the Cicero Utilities payment drop box located at 331 E. Jackson St. Cicero, IN. Comments may also be emailed to fzawadzki@townofcicero.in.gov. Comments must be received by 3:00 pm on the date of the hearing. Written comments will be read aloud during the public hearing and entered into the record of the Hearing.

The Hearing may be continued from time to time as may be found necessary.

Petitioner's Name: Four Goats Holdings LLC Date: April 17th, 2022

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

Exhibit 3: Juniper Farms, LLC Plan

Juniper Farms Agricultural Education

At the address of 22900 Cammack Rd (owned by Four Goats Holdings LLC), Juniper Farms requests to hold agricultural education and activates to allow the public a chance to experience farming and nature in a setting that suburban residence do not partake in on a regular basis. These will be personal, one on one sessions with our farm members and small groups/families. The following is a lists of proposed activities:

Maple syrup making: Many maple syrup producers around Indiana allow the public to come out and see their setup in February and March during maple syrup season. Interested people are welcome to come observe the process, receive education on how maple syrup comes from the tree and is boiled down into syrup, and (if interested) participate in collecting, boiling, and finishing sap.

Meet the farm animals: Currently, Juniper Farms only has goats residing on the property, but we plan to diversify into all the typical farm animals. This will allow people the chance to meet each animal and learn about their lifestyles, habits, and uses. Petting zoos often show off their animals in small pens, whereas visitors to the farm will be able to interact personally with the animals out in the open in our multi-acre pasture.

Goat walk: A greater opportunity to get to learn about goats and their mannerisms. We regularly walk our goats (off leash) through our forest, just as you would a dog. On these walks, their personalities are truly expressed and visitors would be able to ask questions about how goats interact in their day to day life as a herd.

Forest tour: Visitors will walk through the woods and be given an introduction to tree identification and general information regarding how a forest ecosystem functions.

Willow tour: When people think of willows, typically what comes to mind is a weeping willow hanging over a pond. However, willows have one of the most diverse collections of uses out of all trees, including basket weaving, soil preservation, medicinal uses, fencing, living structures, and more. So little is generally known about willows that an entire tour will be dedicated to how willows grow, how they are planted, how they are harvested, how they are processed, and their role in the ecosystem.

Hedge laying, coppicing and pollarding: These three forestry techniques were common practice among anyone who owned a farm in preindustrial Europe. With the advent of modern agriculture, these traditions have been almost lost in Europe. In North America, they are basically non-existent. Given that they are sustainable methods of making firewood and raising livestock, as well as providing substantial wildlife benefit, the farm will inform visitors on what they are, how they are used, and how they are an ecofriendly alternative to otherwise destructive practices.

Pollinator garden: A focus in recent years has shifted to establishing native plants due to the decline in pollinators and native fauna. In addition to walking through the wildflower meadow discussing pollinator friendly plants such as milkweed, visitors will also learn the

importance of forest succession and how each part of the natural Indiana ecosystem is interconnected.

Indiana Native Trees: On Earth Day, citizens are encouraged to plant trees. However, not all trees are equal, and some trees even harm our community. Native trees such as oaks, cherries, and willows produce the best benefit to our local ecosystem, whereas invasive trees such as Callery pear and burning bush destroy our local ecosystem. Visitors will learn which trees provide the most value in both a forest setting as well as a suburban setting.

Growing Christmas trees: Visitors can walk through the Christmas tree farm during the growing season and learn how Christmas trees are cared for year round, ranging from planting as one-foot tall seedlings to the final sheering before harvest.

Walk the planets: While not an agricultural activity, constructing a scale model of the solar system is not an easy feat in one's house. Textbooks and other well-meaning sources try to create a physically impossible representation of the vastness of space. To make a scale model of our solar system takes hundreds of yards, which even the largest school campuses in the county do possess. If the Sun were the size of an orange, Pluto would be smaller than a grain of sand 1000ft away. Visitors will be able to walk from a representation of the Sun to Pluto, noticing the vast distance between planets and the minuteness of the planets themselves.

Carriage rides: A leisurely way for couples to experience some of the above activities without having to walk around the farm. Rides will be limited to two people only and will tour through the forest, pollinator garden, and Christmas tree farm.

Additional Information

Hours of Operation:

Appointments will be available for tours year-round. There will only be two appointments available every week, to be selected by the visitor from Tuesday – Friday, 10am to 6pm, and Saturdays 1pm to 6pm. During winter months, times will be limited to daylight hours only.

Carriage rides will be offered October through March, focusing around holidays. On days offered, there will be up to 8 to 12 slots open to couples lasting either 20 or 30 minutes per ride (depending on availability of horses).

No additional buildings will be constructed.

No additional lighting will be necessary since open hours are only during daylight.