



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA# 0922-24-R1 Willows Point, LLC

BZA# 0922-25-DC Doug Moore/ 409 West Jackson Street, LLC - Boathouse

BZA# 0922-27-R5 Tom Munro

BZA# 0922-28-R1 Alicia Kiovisky

BZA# 0922-29-R5 Phillip Fricks

BZA# 0922-30-R3 Jacob Nix

BZA Meeting Agenda

September 22, 2022

7:00 p.m.

Roll Call of Members

Present:

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

1. Declaration of Quorum:

2. Approval of Minutes:

3. Old Business:

4. New Business:

Docket #: BZA-0922-24-R1

Petitioner: Willows Point, LLC

Property Address: 24602 Point Lane Arcadia, Indiana 46030

A Development Standards Variance application has been submitted concerning Article 7 Section 7.23 Item B MS-02 of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the owners of the property located at 24602 Point Lane, Arcadia Indiana to utilize



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their recreational vehicle for sleeping while parked on that property. Whereas: Article 7 Section 7.23 Item B MS-02 of the Cicero/Jackson Township Zoning Ordinance states that at no time shall a parked or stored vehicle, boat, or trailer be occupied or used for living, sleeping or housekeeping purposes.

Docket #: BZA-0922-25-DC

Petitioner: Doug Moore/409 West Jackson Street, LLC – Boathouse

Property Address: 409 West Jackson Street Cicero, Indiana 46034

A Special exception Use Variance application has been submitted concerning Article 4.5 of the “DC” District Intent of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the property located at 409 West Jackson Street, Cicero Indiana, to use the property for a restaurant with outdoor seating. Whereas: A restaurant with outdoor seating is not a Permitted Use and is only a Special Exception Use in the “DC” District.

Docket #: BZA-0922-27-R5

Petitioner: Tom Munro

Property Address: 299 North Peru Street Cicero, Indiana 46034

A Land Use Variance application has been submitted concerning Article 3.11 “R5” District Intent of the Cicero/Jackson Township Zoning Ordinance in order to allow: An Office/Warehouse and Light Manufacturing in a “R5” Residential District. Whereas an Office/Warehouse and Light Manufacturing is not a Permitted or Special Exception Use in the “R5” Residential District.

Docket #: BZA-0922-28-R1

Petitioner: Alicia Kiovsky

Property Address: 0 Point Lane Arcadia, Indiana 46030

A Development Standards Variance application has been submitted concerning Article 7 Section 7.23 Item B MS-02, of the Cicero/Jackson Township Zoning Ordinance in order to: Allow the owners of the property located at 0 Point Lane, Arcadia Indiana to utilize their recreational vehicle for sleeping while parked on the property. Whereas: Article 7 Section



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7.23 Item B MS-02 of the Cicero/Jackson Township Zoning Ordinance states that at no time shall a parked or stored vehicle, boat, or trailer be occupied or used for living, sleeping or housekeeping purposes.

Docket #: BZA-0922-29-R5

Petitioner: Phillip Fricks

Property Address: 340 South Pearl Street Cicero, Indiana 46034

A Development Standards Variance application has been submitted concerning Article 3.12 "R5" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Reduce the side yard setback from six (6) feet to three (3) feet six (6) inches in order to build an attached carport adjoining the home.

Docket #: BZA-0922-30-R3

Petitioner: Jacob Nix

Property Address: 2177 Stringtown Pike Cicero, Indiana 46034

A Development Standards Variance application has been submitted concerning Article 3.8 "R3" District Standards of the Cicero/Jackson Township Zoning Ordinance in order to: Allow an Accessory Structure (Detached Garage) with a height of twenty (20) feet six (6) inches. Whereas: The maximum allowed height of an Accessory Structure in the "R3" District Standards is eighteen (18) feet.

5. Plan Director's Report:

6. Chairman's Report:

7. Legal Counsel's Report:

8. Board Member Comments:



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9. Next Planned BZA Meeting: October 20, 2022

10. Adjournment:

Chairman: _____

Secretary: _____

Date: _____

Location:

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