



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA-0722-21-AG New Harmony Holdings- Wolfe

BZA Meeting Minutes
July 21, 2022
7:00 p.m.

Roll Call of Members

Present:

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

Absent:

Mike Berry

1. Declaration of Quorum: Chairman Bockoski declared a quorum with 4 members present.
2. Approval of Minutes:
Mr. Zell made motion to approve minutes as presented from June 23, 2022. Mr. Schrumpf second. All present in favor.
3. Old Business: None
4. New Business:

Chairman Bockoski stated wanted to remind everyone that the Board of Zoning Appeals is a quasi-judicial branch of local government. Board members will be reviewing items on the docket for issues or stipulations to consider for items on the docket. All comments and questions must be directed to the board as opposed to other members of the audience. Any attendants wanting to speak tonight must sign in on the list by the door. Each of the attendant wanting to speak on the dockets, must state name and address each time they approach the podium for the record. Each item docket typically will have time set aside for public comment, if a person wishing to speak agrees with a previous speaker, it is not necessary to restate all items just state agreement this helps with time. All motions are made in the affirmative, does not mean we will vote that way but will start with the affirmative.

Docket#: BZA-0722-17-AG

Petitioner: New Harmony Holdings Patrick Wolfe

Property Address: 1955 E 226th, Cicero, IN 46034



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Petitioner looking for relief from Article 3.1 of the Cicero/Jackson Township Zoning ordinance by applying for a Land Use Variance to allow property to be used as a horse riding and horse boarding business whereas these are not Permitted Use or Special Exception Use in the AG district.

President Bockoski asked for petitioner to step forward to address the Board.

Katelyn Leveque attorney, 1 Indiana Square, Indianapolis, IN 46204. Representing Patrick Wolfe, since 2014 property has been used as a successful horse riding/boarding business. In 2014, variance was obtained by current owner of property to operate riding/boarding business. Mr. Wolfe intends to use property in like for like manner, however the variance issued runs with the ownership of the land. Therefore, the variance has to be requested to continue to run the horse riding/boarding business under new owners of the property. Petitioner and partner (professional horse trainer) eager to continue current property uses. Credentials of partners were shared, and part of the packet sent. Description of the property and 4 building uses were emphasized. Petitioner and partner intend to adapt business after the current business model and use buildings and pastures as they are being used, living on the property as well.

Mr. Zell asked for the record, how many horses are there for boarding and how many for riding, what are the maximum number of horses there. Ms. Leveque stated additionally in 2014 a variance, a Development Standards Variance was granted for one acre per horse versus the ordinance of 1.5 acres per horse, this variance stayed with the land. The petitioner plans to keep within that granted variance allowance. Mr. Zell asked if under the same number of accessory structures as in 2014. Ms. Leveque stated current owner applied for and was granted variance for an additional accessory structure. Petitioner will use all buildings on the property. Chairman Bockoski asked if there are planned improvements that the Board would be interested in tonight. Ms. Leveque stated not at this time, Petitioner (?) stated no planned improvements has been running a good business with buildings in good shape and appropriate for the amount of land. Perhaps in the future a structure for holding hay but not anything currently planned. About as close to turnkey as could find.

Mr. Zell verified that petitioner is not current owner but pending owner of the property. Answer yes, Ms. Leveque stated permission was received from current owner to apply for variance.

**Mr. Zell made motion to open public hearing. Mrs. Nelson second. All present in favor.
No public comment.**

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

Chairman Bockoski asked Board members if had questions or discussion. Chairman Bockoski stated his opinion on earlier discussion on having this variance tie to land and not owner, earlier felt made sense but after review-this property in the future may look quite different to its neighbors. Suggest it be left with the property owner-not concerned with the present but years from now. Mr. Zell concurred. Chairman Bockoski asked if any stipulations or conditions needed. Comments were that the other variances covered any concerns that there would be regarding the property.



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Mr. Schrumpf made motion to approve BZA-0722-21-AG as presented for the new purchaser-Patrick Wolfe. Mr. Zell second.

Mr. Bockoski-approve, Mrs. Foley-Nelson-approve, Mr. Schrumpf-approve, Mr. Zell-approve. Motion passed.

Chairman Bockoski stated motion passed, congratulations, and welcome to stay for rest of meeting.

5. Plan Director's Report: Included in your packet. Mr. Zawadzki gave summary of directors' report. For month of June 2022 permit revenue of \$21230. Up over last year + \$14601 and YTD +\$56010. May 2022 issued 32 building permits, 19 new homes in town limits.

6. Chairman's Report: No report.

7. Legal Counsel's Report: Mr. Culp no report.

8. Board Member Comments: Mr. Zell questioned if Mr. Culp had any updates on the Town's boring of wells for additional water. Mr. Culp stated as of today we are out drilling wells. Because of rain, we have had delays, any other week it would not have been an issue. Mr. Zell questioned the number of wells. Mr. Culp stated on tap to drill 4 depending upon results.

9. Next Planned BZA Meeting: August 18, 2022 @7:00 p.m.

10. Adjournment: Mr. Zell made motion to adjourn. Mrs. Nelson second. All present in favor.

Chairman: _____

Secretary: _____

Date: _____

Location:

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