



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

BZA-0922-024-R1 Willows Point, LLC
BZA-0922-25-DC Doug Moore/Boathouse
BZA-0922-27-R5 Tom Munro
BZA-0922-28-R1 Alicia Kiovsky
BZA-0922-29-R5 Phillip Fricks
BZA-0922-30-R3 Jacob Nix

BZA Meeting Minutes September 22, 2022 7:00 p.m.

Roll Call of Members

Present:

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

Absent:

Liz Foley-Nelson

1. Declaration of Quorum: Chairman Bockoski declared a quorum with 4 members present. Explanation of impact was given to the petitioners.
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 discussing 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, so we will vote to approve but that does not necessarily mean we would vote that way.
2. Approval of Minutes:
Mr. Zell made motion to approve minutes as presented from July 21, 2022. Mr. Schrumpf second. All present in favor.
3. Old Business: None
4. New Business:



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Docket#: BZA-0922-24-R1

Petitioner: Willows Point, LLC

Property Address: 24602 Point Lane Arcadia, IN 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 their recreational vehicle for sleeping while parked on the 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.

Mr. Schruppf indicated to Chairman Bockoski that he would need to reclude himself. Mr. Culp reclude himself for this docket. This is for this docket. This will leave us with three members for voting. Chairman Bockoski asked for the petitioner to set up and state name and address for the record and to indicate desire to continue or not due to the number of Board members.

Don Shields, East Main St. Arcadia, yes would like to continue. Mr. Shields stated he is asking for a variance to allow to sleep/camp on his property in his RV. Pictures were provided. Mr. Shields stated he has 20-22 acres. Property was previously farmland, have planted over 100 evergreens and 1800 other trees, to be secluded. Everything was done for the idea to camp, have a pole barn, patio for camper, basketball inside, waterslide and shelter house. Property also has a volleyball court, putting green, shelter at dock. Mr. Shields shared he didn't feel property values around were less coming from a farm field. Have a home, not looking to live in the camper, have used for 13 years camping and now not sure can even go in to check for a leak. Chairman Bockoski stated quite the impressive set up, question if any items were permitted or required a permit. Mr. Shields stated the shelter house, dock and pole barn all were permitted items. Mr. Zawadzki verified. Chairman Bockoski asked how much time for a season (summer) is spent in the camper. Mr. Shields stated mostly the spring because maintaining 21+ acres takes time. Usually go to work for a couple of hours, enjoy area then get up next day to work for few hours and then enjoy the property. Summer and winter not much time. Usually, spring and fall spend the most time. Chairman Bockoski asked if well. Mr. Shields stated well, septic, and electric. Chairman Bockoski asked if plans to build home are in the future. Mr. Shields stated has drawings but have put on hold due to pandemic, and since found the Arcadia home which really like. Like this for the nature, family uses, class reunion held there. Mr. Berry asked if there is any time that the place is occupied without his presence. Mr. Shields stated yes but not camping, if they were camping with their own vehicle perhaps but haven't to this point. Mr. Zell asked if there was a homeowner's association. Answer was no. Mr. Zell expressed concern for turning into a campground. Mr. Shields stated not turning into a campground. Mr. Zawadzki added there is an ordinance that covers not allowing more than two RV's/campers parked at one time. Mr. Berry asked if the camper is a pull behind camper. Mr. Shields yes. Mr. Berry asked how old and only wanting to camp since purchasing this camper. Mr. Shields stated this is two years old, had a pop up prior, have camped since had the property even with a tent when first purchased land.



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Mr. Zell made motion to open public hearing for this petition. Mr. Berry second. All present in favor.
Chairman Bockoski gave rules for addressing this petition.

Alice O'Brien 26 Point Lane, Arcadia. First to clarify, there is no homeowner's association, but there are covenants that run with the deed. Has lived for 45 years, also camp, has motorhome. When building home couldn't use motorhome while building, couldn't park motorhome on land in open. Built a garage for the motorhome. Have not seen people camping on Point or living in a camper on the Point. They are stored but not living in them. Mrs. O'Brien added that she wrote to Frank that she has no issue with anyone enjoying their property, but don't want to see a campground. When family bringing RV, that is not the same. While haven't seen the pictures, there are trees, but area hasn't been cut. What is the water line on the property in question, is it on the lake or the creek. Look at the value of the homes/properties versus a camper.

Mr. Zawadzki has couple letters received to add to record.

Mrs. Freeman neighbor- letter quoted ordinances-against allowing request. R1 restrictions, sewage concerns, resell values of properties adjacent.

Mrs. O'Brien-above speaker-against approving, stated the two petitions and concerns for the overall requests. Listing of recommended restrictions. Concern for living on the water when they live on the creek.

Paul Gibson 5 Point Lane, conditions to Mr. Shields comments, 50% of trees lived, they do use the camper overnight. Visible arriving and still there in morning. Not hooked to septic system.

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

Chairman Bockoski questioned if the septic system was being used by the RV. Mr. Shields stated the RV has been winterized and does not use the sink or toilet, there is a bathroom in the pole barn that is utilized. Mr. Shields stated the property is still AG, rented to the government cannot mow or cut. Can mow every three years but it is bat habitat. Do cut the ditch. Mr. Berry asked the pole barn how big. 36x54 answered. And the size of the RV. Mr. Shields stated 33. Mr. Berry stated could store in the pole barn. Mr. Shields stated do store inside in winter. Mr. Zell stated the property is zoned R1 and you mentioned AG. Mr. Shields stated it has been AG fields since he bought it. Mr. Zawadzki verified that the property is in the R1 district. Mr. Shields stated if allowed to be on the property doesn't understand why can't sleep in the camper. Discussion on the R1 vs AG zoning. Mr. Shields states taxes say R1 also. Mr. Strong reminded that just because something is R1 doesn't mean it can't be farmed. Mr. Zell responded that fields until built upon, understand. Chairman Bockoski discussed stipulations that we may want with the Board. First is limiting of occupancy, and the time allowed to sleep in the camper. Mr. Zawadzki stated board does have authority to do that but want to add that current ordinance does allow visitors to stay overnight in a R1 district.



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Mr. Zell questioned again the zoning. Mr. Strong stated all maps clarify it is a property in the R1 Zoning district. Since it doesn't have a home, it may not have been changed for tax purposes. Mr. Zawadzki stated the GIS from the county has it listed as AG. Mr. Zell questioned the county tax information, should we table. Chairman Bockoski allowed member of public to address this topic.

Alicia Kiovsky 8203 E. 249th St. Arcadia. Real Estate agent by day, questioned the county when purchased their property. Zoned agricultural for the excess ground, what is the R1 and part that is taxed, and follow the R1 guidelines. Nothing to do with the R1 but as long as excess is furrowed, taxed as AG.

Chairman Bockoski thanked Mrs. Kiovsky for the information. Regarding the stipulations, as R1 allow overnight guests but limit of two so that is not needed-covered in our ordinances. Limiting the time, what/when the petitioner would be able to sleep on the property. Would we want to entertain that. Mr. Strong stated the ordinance is clear that someone that is a visitor is not 7 straight days, maximum 14 days per year. This applies to someone that would be outside of Jackson Township, to be considered a visitor.

Mr. Zell made motion to approve BZA-0922-24-R1 as presented. Mr. Berry second.

Mr. Bockoski-no, Mr. Berry-no, Mr. Zell- no. Motion failed.

Chairman Bockoski stated motion denied if further questions, please contact Mr. Zawadzki.

Docket#: BZA-0922-25-DC

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

Property Address: 409 W Jackson Street, Cicero, IN 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 W. 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.

Chairman Bockoski stated will be discussing tonight but would like clarification of discussion at Plan Commission by Mr. Strong and Mr. Zawadzki. Mr. Zawadzki stated applied for variance via Aesthetic Review which was approved by the Plan Commission. To add history, Mr. Zawadzki added there was a variance applied and approved with an expiration date of 12/31/21. They are here to renew that variance as it was written prior. Chairman Bockoski clarified we are looking for this to become permanent. Mr. Culp stated they had applied as a Covid measure to expand seating and the Board gave them the deadline as 12/31/21. They are looking for it to be permanent. Mr. Schrupf stated could add stipulation, as long as they are owners of the property. Mr. Zawadzki offered to read the agreement prior. Chairman Bockoski agreed.

Mr. Zawadzki stated from the minutes of August 2020 and read the following motion.

"Mr. Baker made the motion to approve BZA-0220-005-DC with the following stipulations: Variance will end on 12/31/21. Petitioner will place timer for string lights on tables to go off at close, allow picnic tables to not



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exceed seven tables, will place parking stops along parking lot at grass hill where tables are within thirty days, and allow up to 10 Adirondack chairs in this area. Motion second by Mr. Zell"

Chairman Bockoski verified the number of chairs as 10. Asked petitioner to approach and state name and address.

Doug Moore 210 Edgewater Drive, Noblesville. Managing member of 409 W. Jackson, LLC, owners of the property. We want to thank for doing the work listing out the previous variance details. We are here tonight to renew the variance with the items allowed. From the owner's perspective, we lease to Don Hall's Restaurants, Matt Hall represents them can discuss the functionality of the business and the needs. Mr. Moore stated may have one day visions to develop the property differently, but for now it is a great service for the people of Cicero. Chairman Bockoski verified that wanting to continue this variance but to not have an expiration date on it. Mr. Moore stated that was correct. Chairman Bockoski commented that since it has been some time there may be comments from the public, also we have a habit of attaching these types of variances to the business. If the Boathouse would change hands, it would need to be reapplied for. Are you still tied to the 10 Adirondack chairs. Mr. Moore deferred to Mr. Hall.

Mr. Hall stated yes still at 10 and 7 tables. Chairman Bockoski asked if the lighting is on a timer to shut off when the restaurant closes. Mr. Hall answered it may not be the minute, but it is the intent. Mr. Zell asked if the parking stops were installed. Mr. Hall answered have stops at all picnic areas.

Mr. Zell made motion to open public hearing for this docket. Mr. Schrumpf second. All present in favor.

No public comment, Mr. Zawadzki received no letters regarding this docket.

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

Chairman Bockoski stated next time is to attach to the owner, the 10 chairs, 7 tables, and the lights on a timer. Mr. Strong added may consider the placement of those items, where they are located on the property. They have done a nice job keeping them in that area but may want to consider. Depicted in the packet. Mr. Zell regarding the list, could we refer to the findings from the petitioner. Mr. Culp gave guidance.

Mr. Zell made motion to approve BZA-0922-25-DC as presented with the following stipulations: findings outlined and listed in the findings are allowed as discussed, second: follows the owner and if changes the new owner and property user would need to reapply for variance, third, the tables and chairs are located as presented in the packet. Mr. Berry second.

Mr. Zell-approve, Mr. Berry-approve, Mr. Schrumpf-approve, Mr. Bockoski-approve. Motion carries.



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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.

Chairman Bockoski asked if there are plans for this area that would need to be considered. Mr. Culp said as it applies to this docket certainly. Mr. Zawadzki added that there has been some discussion of rezone, but nothing determined at this time.

Tom Munro 700 Ironbridge Road, Cicero. Owner of property and will also be the tenant. Intent is to clean up the property and operate. Brief history from 1940 was shared, and everyone knows it as Case's Automotive and bait shop in the front. Bought as a place to operate close to home, like to do internet fulfillment of brands. Mr. Munro continued that he develops stone care products and special cleaners. Do not intend to grow out of this location, this is retirement project. Asking for light manufacturing due to the filling of the bottles and relabeling as well as boxing. Another step is that have tanks for blending another product that would be filled. Leave the heavy lifting to Wal-Mart or Amazon but do have other internet sites to supply. The office in the front not interested in having retail however do have a lot of locals that buy the products. Would like to be able to refill bottles to save dollars for everyone. As far as the corner, have shared intentions of dressing the place up nicely. Would believe it would improve the corner and values.

Mr. Berry questioned products you mix, but two others have tanks, is anything considered hazardous materials. Mr. Munro stated has had the fire chief in to see the MSD sheets and the products we use. Would place in the same category as Dawn liquid soap. Mr. Berry verified non-flammable. Mr. Munro stated correct. Mr. Berry asked if business grows would be looking at hiring any employees. Mr. Munro responded with has been done in the past, my wife and some machinery that has helped. Have one or two people that help if there is a run that it is necessary. Don't intend to hire, don't intend to have set hours. Mr. Zell asked if Fire Chief had sent any documentation. Mr. Munro stated no special storage for anything we have, most of the time was spent on making sure the building needs were known. Have redone the wiring as example. Mr. Zell stated the Director may want to follow up. Mr. Zawadzki stated can confirm that Assistant Chief Smith that products are harmless. Mr. Zell asked if this is going before the Plan Commission or strictly BZA. Mr. Zawadzki stated going before the Plan Commission at next meeting for Aesthetic review. Mr. Zell stated then approval would be contingent upon their ruling. Mr. Zell complimented the storefront, even though said no retail. Mr. Munro stated doesn't know what will happen in next five years but designing building that if decide to have retail it would be able. Mr. Zell asked for timing of improvements and completed. Mr. Munro start



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tomorrow, quickly, but determined by materials. If no delays in materials, right away. Mr. Culp clarified that BZA approval is not determined by Plan Commission, theirs is only on Aesthetic Review. Chairman Bockoski stated renderings are great, what kind of parking is there now and what you have planned would cover employees and traffic flow. Mr. Munro stated there is more than enough parking.

Mr. Zell made motion to open public hearing. Mr. Schrumpf second. All present in favor.

Shannon Purdie 290 N. Peru directly across the street from Case's. Don't need to say anything the renderings speak for themselves. They have made so many improvements so far, just clean up alone. Have used the products no odor, etc. Happy to have them in the neighborhood.

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

No further board comments, no stipulations.

Mr. Schrumpf made the motion to approve BZA-0922-27-R5 as presented with office/light manufacturing.

Mr. Zell second.

Mr. Schrumpf approve, Mr. Bockoski approve, Mr. Berry approve, Mr. Zell approve. Motion passed.

Docket#: BZA-0922-28-R1

Petitioner: Alicia Kiovsky

Property Address: 0 Point Lane Arcadia, IN 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 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.

Alicia Kiovsky 8203 E 249th Street, Arcadia. Would like to withdraw petition. Applied because if the Board was going to entertain previous petition to allow an RV to be used as a second home or sleeping, wanted the same opportunity on my property. With the Board denied previous petition respectively withdraw my petition.

Chairman Bockoski stated BZA-0922-28-R1 has been withdrawn.

Docket#: BZA-0922-29-R5

Petitioner: Phillip Fricks

Property Address: 340 South Pearl Street, Cicero, IN 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.



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Phillip Fricks 340 South Pearl Street, Cicero plan is to build a carport and/or potentially a garage. Using the existing asphalt area, to rip it out and add a concrete pad. Have 18.5 feet but need 20.5 feet for the width. With the setback I don't have enough.

Mr. Zell questioned the area on the drawing, depicts the current state. Mr. Fricks states yes, the width has always been a problem to park two vehicles. Mr. Berry questioned garage or carport. Mr. Fricks stated started out with a carport, but if can get approved would build a garage. Put in 6x6 posts instead and get trusses to span the whole 20 feet to park two cars, and then close it in. Mr. Strong asked Mr. Culp if advertised as a carport and presented to Mr. Zawadzki as a carport, is it permissible to switch to a garage. Mr. Culp stated that would go beyond the what the notice allows. When it is listed as a carport, we are not picturing an enclosed structure. This is a judicial procedure, so we have to give people proper notice of what we are looking at. If we go beyond that, we haven't given proper notice of what we are proposing. Mr. Fricks stated the setback was the main thing, garage an afterthought. Mr. Culp stated if the carport is approved, you could always submit a petition to enclose for a garage. Chairman Bockoski asked if garage that is shown, existing. Mr. Fricks pointed to the drawings explaining where things were located. *Discussion ensued unable to hear, other than discussion the reason due to drainage in one area. Chairman Bockoski stated the explanation helped to understand the goals and positioning of the project and future concerns of a covered area.*

Chairman Bockoski asked if everyone understood the concerns. To clarify will only be discussing a carport, covering the existing drive.

Mr. Zell made motion to open the public hearing. Mr. Berry second. All present in favor.

No public comment.

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

Mr. Zell asked if anything from the discussion that needs clarified. Chairman Bockoski stated he was not understanding the project coming to the edge of the property and concern for drainage. Discussion on correcting drainage but not pertaining to this docket. Mr. Zell asked if the setback was less than advertised. Mr. Zawadzki stated the drawing may not be to scale but the setback must be what is listed here.

Mr. Fricks stated 3.6 is what I am planning. Mr. Berry asked where the pitch would be and would there be gutters. Mr. Fricks stated north and would have gutters as well as changing the current gutters to going east to help with drainage. Mr. Schrumpf stated the neighbor that is closest to this structure would have received a letter and no presence or letter sent with questions regarding what will this do to the drainage. While our questions may be valid, the neighbors do not seem to have a concern. Mr. Culp reminded that any petition it has to go thru the technical aspects of approval. Mr. Schrumpf stated that the lots are very narrow in that area. Mr. Fricks stated have looked at trench drain.

Chairman Bockoski summarized that looks like any watershed issues will be on your property not your neighbors and as pointed out by Mr. Culp if approved, there are still the other technical approvals to build.



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Mr. Berry made the motion to approve BZA-0922-29-R5 as presented. Mr. Zell second.

Mr. Zell-approve, Mr. Schrumpf-approve, Mr. Berry-approve, Mr. Bockoski-approve. Motion approved.

Mr. Zawadzki asked Mr. Fricks to see him for his permit and we will get the other items straightened out.

Docket#: BZA-0922-30-R3

Petitioner: Jacob Nix

Property Address: 2177 Stringtown Pike, Cicero, IN 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.

Jacob Nix 2177 Stringtown Pike, looking to add a structure, detached garage in the back yard. We have larger vehicles that we can not park in our existing two car garage. Also, a carpenter and looking to have space for a shop, looking for the height variance for attic for storage. Love where we are at, work local need the storage space. Chairman Bockoski stated have received your plans, going to go straight to are you going to run a business out of this structure. Mr. Nix stated no. Chairman Bockoski asked if utilities will be in structure. Mr. Nix stated electricity. Chairman Bockoski stated hard to determine what is behind what you are proposing. Mr. Nix stated neighbors' property but due to 20 ft setback, it would be yard. Lighting planned? Mr. Nix stated no, maybe path lights. Chairman Bockoski asked if living quarters. Mr. Nix explained no, would have heat and air, no plumbing, it is a garage structure so Harding siding that will match the home. Chairman Bockoski asked for pitch height of home. Mr. Nix stated it will not be taller than home. Mr. Berry stated showing a garage door, will you have a drive. Mr. Nix stated no drive, looking to be multipurpose tools on walls but able to use for entertaining family. Mr. Berry questioned storage space, but not for cars. Mr. Nix explained cars and changing oil or building a trellis would be able to stand it up. Mr. Zell questioned the use for cars. Construction to start soon, being done by Mr. Nix. Mr. Berry questioned siding. Mr. Nix stated plans show vinyl siding however funds have been allowed to upgrade to Harding siding. There will not be a temporary siding then upgrade. Budget permitting would do the Harding siding, if issues with concrete/budget the package shows siding that matches home. Mr. Berry questioned if in new building vinyl is allowed. Mr. Strong answered that yes vinyl is allowed. Mr. Berry questioned new additions. Mr. Strong explained they agreed to thicker vinyl and was a provision of covenants.

Mr. Zell made motion to open the public hearing. Mr. Schrumpf second. All present in favor.

No public comment.

Mr. Schrumpf made motion close the public hearing. Mr. Zell second. All present in favor.



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Mr. Zell made motion BZA-0922-30-R3 as presented. Mr. Berry second.

Mr. Schrumpf approve, Mr. Berry approve, Mr. Zell approve, Mr. Bockoski approve. Motion passed.

5. Plan Director's Report: Mr. Zawadzki-permit revenue for August 2022- \$6621, YTD \$143,426. August 2021 \$12632 with YTD 2021 \$97941. Monthly revenue was down \$6011 and YTD +\$45485. For August issued 22 building permits of which 14 in corporate limits and 7 were new homes and 8 in township, 2 were new homes. Projects totaled an estimated \$1.72 million. Also, to update, Auburn Estates 62 homes in section 1, only 7 left to permit. Tamarack subdivision section 4 had 69 lots, with only 22 left for permitting.

6. Chairman's Report: No report.

7. Legal Counsel's Report: Mr. Culp we are set for the public hearing for the large-scale solar ordinance next month. The copy of the draft will be posted on our website and the second Wednesday of October will be the public hearing. At Red Bridge at 7:00. Plan Commission makes a recommendation to the Town Council. We will also have a separate vote to extend the moratorium in case there are any delays in the process.

8. Board Member Comments: Chairman Bockoski extended his appreciation of all the work that has been done not only for permitting, but for the solar ordinance work by Mr. Zawadzki, Mr. Culp, and team. While have to wait to see what the interest is in going forward for fields, it is good to have items in place. Mr. Culp added that Mr. Strong has been instrumental in assisting with this.

9. Next Planned BZA Meeting: September 22, 2022 @7:00 p.m.

10. Adjournment: **Mr. Schrumpf made motion to adjourn. Mr. Berry second. All present in favor.**

Chairman: _____

Secretary: _____

Date: _____

Location:

Red Bridge Park Community Building
697 West Jackson Street



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