



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

October 19th, 2023

7:00 p.m.

Roll Call of Members

Present:

- ☐ Scott Bockoski - President
- ☐ Mike Berry
- ☐ Dennis Schrumpf
- ☐ Harrison Massone
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

1. Declaration of Quorum

2. Approval of Minutes
September 21st, 2023

3. Old Business

Petitioner: Eric Scherer

Property Address: 22610 State Road 19

Docket#: BZA-0923-56-C3

A Land Use Variance application has been submitted regarding the property located at 22610 State Road 19, Cicero Indiana 46034 to allow: a trailer and equipment sales, service, and rental company to be operated on the property in the Business/Light Industrial “C3” District, whereas a trailer and equipment sales, service and rental business with retail sales is not a Permitted Use or a Special Exception Use in the Business/Light Industrial “C3” District.

4. New Business

Petitioner: David Speckman

Property Address: 23770 Anthony Road

Docket#: BZA-1023-57-AG

A Development Standards Variance application has been submitted regarding the property located at 23770 Anthony Road, Cicero Indiana 46034 concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Build an Accessory Structure with a 20-foot side yard setback, Whereas Article 3.2 states that the side and rear yard setback should not be less than 35 feet.

Petitioner: David Speckman

Property Address: 23770 Anthony Road

Docket#: BZA-1023-60-AG

A Development Standards Variance application has been submitted regarding the property located at 23770 Anthony Road, Cicero Indiana 46034 concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Build an Accessory Structure with a 20-foot rear yard setback, Whereas Article 3.2 states that the side and rear yard setback should not be less than 35 feet.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Petitioner: Roberts Chapel Church Trustees

Property Address: 3102 E 276th Street

Docket#: BZA-1023-61-AG

A Land Use Variance application has been submitted regarding the property located at 3102 East 276th Street, Atlanta Indiana, 46031 concerning Article 3.1 "AG" District Standards of the Cicero/Jackson Township Zoning Ordinance to allow a permanent Museum, whereas a permanent Museum is not a Permitted Use or a Special Exception Use in the "AG" district

Petitioner: Roberts Chapel Church Trustees

Property Address: 3102 E 276th Street

Docket#: BZA-1023-59-AG

A Development Standards Variance application has been submitted regarding the property located at 3102 East 276th Street, Atlanta Indiana 46031 concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Build an exhibit with a fifteen (15) foot six (6) inch front yard setback. Whereas Article 3.2 states that the front yard setback shall not be less than forty-five (45) feet for a secondary structure when adjacent to a collector road.

Petitioner: Roberts Chapel Church Trustees

Property Address: 3102 E 276th Street

Docket#: BZA-1023-58-AG

A Development Standards Variance application has been submitted regarding the property located at 3102 East 276th Street, Atlanta Indiana, 46031 concerning Article 3.2 of the Cicero/Jackson Township Zoning Ordinance to: Build an exhibit with a seven (7) foot side yard setback. Whereas Article 3.2 states that the side yard setback shall not be less than thirty-five (35) feet for a secondary structure.

Petitioner: Theodore & Jennifer Lenze

Property Address: 1240 Shoreline Drive

Docket#: BZA-1023-62-R3

A Development Standards Variance application has been submitted regarding the property located at 1240 Shoreline Drive, Cicero Indiana, 46034 concerning Article 7.5 of the Cicero/Jackson Township Zoning Ordinance to: Allow an accessory structure in the front of the primary structure. Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall be located to the rear or side of the primary structure.

Petitioner: McGill/Comprehensive Financial

Property Address: 7800 E 236th Street

Docket#: BZA-1023-63-NC

A Development Standards Variance application has been submitted regarding the property located at 7800 East 236th Street, Cicero Indiana, 46034 concerning Article 10.5 of the Cicero/Jackson Township Zoning Ordinance to: Allow two hundred four (204) square feet of signage. Whereas Article 10.5 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable cumulative square footage of signage is one hundred (100) square feet.

Petitioner: McGill/Comprehensive Financial

Property Address: 7800 E 236th Street

Docket#: BZA-1023-64-NC

A Development Standards Variance application has been submitted regarding the property located at 7800 East 236th Street, Cicero Indiana, 46034 concerning Article 10.5 of the Cicero/Jackson Township Zoning Ordinance to: Allow two (2) signs per facade. Whereas Article 10.5 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable number of signs per façade is 1.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

5. Plan Director's Report: See packet.
6. Chairman's Report:
7. Legal Counsel's Report:
8. Public Comment:
9. Board Member Comments:
10. Next Planned Board of Zoning Appeals Meeting:
November 15th, 2023
11. Adjournment:

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034