



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Jai & Robyn Cook – BZA-0624-17,18-AG
Ace Paving – BZA-0624-19-C4
McClure Corporation – BZA-0624-20,21,22,23,24,25,26,27,28,29,30,31-C1
Evan Brower – BZA-0624-32-33-34-NC

Board of Zoning Appeals Agenda
June 20th, 2024
7:00 p.m.

Roll Call of Members

Present:

- Scott Bockoski - Chairman
Mike Berry
Dennis Schruppf
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

May 9th, 2024

3. Old Business:

Petitioner: Jai & Robyn Cook

Property Address: 8989 E 256th Street, Arcadia, IN 46030

Docket#: BZA-0524-17-AG

A Development Standards Variance Application has been submitted regarding the property located at 8989 E 256th Street, Cicero, IN 46034 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 only be placed in the rear or side of the primary structure in the "AG" district.

Petitioner: Jai & Robyn Cook

Property Address: 8989 E 256th Street, Arcadia, IN 46030

Docket#: BZA-0524-18-AG

A Development Standards Variance Application has been submitted regarding the property located at 8989 E 256th Street, Cicero, IN 46034 to: allow a side yard setback of (7) seven feet, Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance states that the minimum side yard setbacks shall be (35) thirty-five feet in the "AG" District.



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4. New Business:

Petitioner: Ace Paving

Property Address: 2826 E 226th Street, Cicero, IN 46034

Docket#: BZA-0624-19-C4

A Land Use Variance application has been submitted regarding the property located at 2826 East 226th Street, Cicero IN, 46034 to allow a recycling and waste transfer station to be located in the C4 district. Whereas Article 4.9 of the Cicero/Jackson Township Zoning Ordinance does not list recycling and waste transfer station as a permitted use or a special exception use in the C4 District.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-20-C1

A Land Use Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN, 46034 to allow a convenience store with fuel pumps and a restaurant with outdoor seating in the C1 district. Whereas Article 4.9 of the Cicero/Jackson Township Zoning Ordinance does not list a convenience store with fuel pumps and a restaurant with outdoor seating business as a permitted use or a special exception use in the C1 District.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-21-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow 2 accessory structures to be eighteen (18) feet tall, Whereas Article 4.10 of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall be fifteen (15) feet tall.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-22-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow three (3) drives to exceed twenty-six (26) feet in width when from a local street, Whereas Article 7.15 of the Cicero/Jackson Township Zoning Ordinance states that a drive shall not exceed twenty-six (26) feet in width when from a local street.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-23-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow two (2) accessory structures in front of the primary structure: Whereas Article 7.5 of the Cicero/Jackson Township Zoning Ordinance states that accessory structures shall be located to the rear or side of the primary structure.



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Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-24-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow two(2) directional signs to be six (6) feet tall: Whereas Article 10.1 of the Cicero/Jackson Township Zoning Ordinance states that a directional sign shall not exceed forty-two (42) inches in height.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-25-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow four (4) awning signs to exceed nine (9) feet in height: Whereas Article 10.7 of the Cicero/Jackson Township Zoning Ordinance states that no part an awning sign shall exceed nine (9) feet in height above the ground.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-26-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow the cumulative area of signs to be one thousand twenty-three (1023.8) feet: Whereas Article 10.7 of the Cicero/Jackson Township Zoning Ordinance states that the cumulative area of signs on site shall not exceed two-hundred (200) feet for a SINGLE-TENANT-STRUCTURE.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-27-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow two (2) electronic pole signs at thirty-two (32) feet tall and sixty (60) feet tall: Whereas Article 10.7 of the Cicero/Jackson Township Zoning Ordinance states that pole signs and electronic signs are prohibited.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-28-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow forty-four (44) parking spaces: Whereas Article 7.13 of the Cicero/Jackson Township Zoning Ordinance states that sixty (60) parking spaces would be required.

Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-29-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow more than thirty (30) percent of parking to be in front of the primary structure: Whereas Article 7.13 of the Cicero/Jackson Township Zoning Ordinance states that there shall be no more than thirty (30) percent of parking in front of the primary structure.



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Petitioner: McClure Corporation

Property Address: 0 E 236th Street, Cicero, IN 46034

Docket#: BZA-0624-30-C1

A Development Standards Variance application has been submitted regarding the property located at 0 E 236th Street, Cicero IN to: allow the parking lot to eliminate the 6 trees required in the interior of a parking lot: Whereas Article 7.13 of the Cicero/Jackson Township Zoning Ordinance states that there shall be one (1) deciduous shade tree required for every ten (10) parking spaces.

Petitioner: Evan Brower

Property Address: 70 N Peru Street, Cicero, IN 46034

Docket#: BZA-0624-32-C1

A Land Use Variance application has been submitted regarding the property located at 70 North Peru Street, Cicero IN, 46034 for an Auto and Motorcycle restoration and customization shop with accessory use of video and upload of videos for profit and art studio/ art gallery with retail sales, to be located in the NC district. Whereas Article 4.1 of the Cicero/Jackson Township Zoning Ordinance does not list an auto and motorcycle restoration and customization shop with an accessory use of video and upload of videos for profit and art studio/ art gallery with retail sales as a permitted use or a special exception use in the NC District.

Petitioner: Evan Brower

Property Address: 70 N Peru Street, Cicero, IN 46034

Docket#: BZA-0624-33-C1

A Development Standards Variance application has been submitted regarding the property located at 70 North Peru Street, Cicero IN, 46034 seeking relief from Article 7.13 which states that there shall be 1 parking space for each employee and 1 parking space for each 500 feet of gross floor area.

Petitioner: Evan Brower

Property Address: 70 N Peru Street, Cicero, IN 46034

Docket#: BZA-0624-34-C1

A Development Standards Variance application has been submitted regarding the property located at 70 North Peru Street, Cicero IN, 46034 seeking relief from Article 7.5 AS-04 which states that all dumpsters shall be enclosed on all 4 sides.

5. Plan Director's Report: See packet.
6. Chairman's Report:
7. Legal Counsel's Report:
8. Board Member Comments:
9. Next Planned Board of Zoning Appeals Meeting:
July 18th, 2024
10. Adjournment:



**CICERO/JACKSON
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Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034