



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Board of Zoning Appeals Agenda  
August 8th, 2024  
7:00 p.m.**

**Roll Call of Members**

Present:

- Scott Bockoski - Chairman
- Mike Berry
- 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**

July 17<sup>th</sup>, 2024

**3. Old Business:**

Findings of Facts Approval

BZA-0724-35-AG - Fence

BZA-0624-19-C4 - Waste Transfer Station

**Petitioner:** James Olson

**Property Address:** 9410 E 256<sup>th</sup> Street, Cicero, IN

**Docket#:** BZA-0724-36-AG

A Development Standards Variance Application has been submitted regarding the property located at 9410 E 256<sup>th</sup> Street, Cicero IN, 46030 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 to the rear or side of the primary structure in the "AG" district.

**New Business:**

**Petitioner:** Entrust Group/Paul Vondersaar

**Property Address:** 740 S Peru Street, Cicero, IN 46034

**Docket#:** BZA-0824-37-NC

A Development Standards Variance application has been submitted seeking relief from Article 7.8 Buffer Yard Standards (BY-01) of the Cicero/Jackson Township Zoning Ordinance which states that an additional five (5) feet of setback shall be required in addition to the normal setback in the "NC" district.

**Petitioner:** Entrust Group/Paul Vondersaar

**Property Address:** 740 S Peru Street, Cicero, IN 46034

**Docket#:** BZA-0824-38-NC

A Development Standards Variance application has been submitted seeking relief from Article 5.9 of the Cicero/Jackson Township Zoning Ordinance which states; a roof shall be a gable design with slopes between fifteen (15) and forty-five (45) degrees.



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**Petitioner:** Entrust Group/Paul Vondersaar

**Property Address:** 740 S Peru Street, Cicero, IN 46034

**Docket#:** BZA-0824-39-NC

A Development Standards Variance application has been submitted concerning Article 7.13 Parking Standards (PK-04) of the Cicero/Jackson Township Zoning Ordinance to allow (5) five parking spaces. Whereas Article 7.13 states that fourteen (14) parking spaces for general or professional office use are required in the "NC" District.

**Petitioner:** Entrust Group/Paul Vondersaar

**Property Address:** 740 S Peru Street, Cicero, IN 46034

**Docket#:** BZA-0824-40-NC

A Development Standards Variance application has been submitted seeking relief from Article 7.13 Parking Standards (PK-03) of the Cicero/Jackson Township Zoning Ordinance which states: The interior of all parking lots shall be landscaped with one (1) deciduous shade tree per any part of ten (10) parking spaces.

**Petitioner:** Beck's Superior Hybrids INC.

**Property Address:** 6767 E 276<sup>th</sup> Street, Atlanta, AIN 46031

**Docket#:** BZA-0824-41-AG

A Land Use Variance application has been submitted concerning Article 10.2 of the Cicero/Jackson Township Zoning Ordinance regarding the property located at the Southeast corner of 266<sup>th</sup> Street and US 31 and is addressed as 0 US 31, Arcadia Indiana, 46030 in order to: Allow a billboard sign in the "AG" district, whereas a billboard sign is not permitted in any Zoning district.

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:  
September 19<sup>th</sup>, 2024

10. Adjournment:

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