



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Board of Zoning Appeals Minutes**

March 20<sup>th</sup>, 2025

**7:00 p.m.**

**Roll Call of Members**

**Present:**

- ☐ Scott Bockoski - Chairman
- ☐ Mike Berry
- ☐ Harrison Massone
- ☐ Mark Thomas
- ☐ Steve Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ Dan Strong filling in for Mr. Zawadzki
- ☐ Terri Strong - Recorder

**Absent:**

Frank Zawadzki-Plan Director-

1. **Declaration of Quorum** Chairman Bockoski declared a quorum with 5 members present.
2. **Approval of Minutes**-Chairman Bockoski noted that the minutes being approved would be the amended ones not sent in the packet but provided to Board, will sign off next month but can approve tonight.  
**Mr. Zell made motion to approve minutes from February 20<sup>th</sup>, 2025. Mr. Berry second. All present in favor.**

Approval of Findings of Facts-

**Mr. Zell made motion to approve Findings of Facts from February 20<sup>th</sup>, 2025. Mr. Berry second. All present in favor.**

1. **Old Business:** No old business

Chairman Bockoski stated for the public, the BZA is a quasi-judicial branch of the local government. Will be discussing the items listed on the docket and issues or stipulations to consider for each item on the docket. All comments/questions should be directed to the Board members not the petitioners or parties with the petitioners. Attendants must sign in if planning to speak. You must state name and address each time you approach the podium. Each person is limited to three minutes. Each item typically has time set aside for public hearing, if someone is in agreement with someone that previously spoke, stated agreement and move on in interest of time. Like to remind everyone that all motions are made in the affirmative but that does not mean it is the way we will vote.

2. **New Business:**

**Docket#** BZA-0325-10-AG

**Petitioner:** Stephen Moore

**Property address:** 4114 E 236<sup>th</sup> Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 4114 E 236<sup>th</sup> Street, Cicero IN, 46034 to: Allow an accessory structure in 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.

Stephen Moore 4114 E. 236<sup>th</sup> Street, Cicero, IN. Just built and moved into new home on property, there is a dilapidated barn on the property that is beyond repair. Plan is to build a new pole barn close to the footprint of the old barn.

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## **CICERO/JACKSON TOWNSHIP PLAN COMMISSION**

Chairman Bockoski complimented Mr. Moore on the information provided in the packet, drawings, pictures very complete. Questioned what is the primary reason you twisted the barn, otherwise you would not have had to be here tonight. Mr. Moore replied he wanted it perpendicular because there is a circle drive for access, as well as if the doors would have been on the north side, leaving the back side of the barn facing the road. Would have been less aesthetically pleasing and closer to the road. Mr. Berry questioned on the usage of the structure, are you planning on running a business out of the structure or strictly personal. Mr. Moore answered strictly personal, there have been old cars visible. Have old cars and collection of motorcycles that do work on. Need for storage. Chairman Bockoski asked if planning on adding any lighting to the structure. Mr. Moore stated soffit like is on the house, motion detector flood lights, all very similar to the house. Chairman Bockoski questioned utilities to the barn. Mr. Moore stated electric at 200 amp and septic is already there for a little bathroom in the shop. Mr. Thomas questioned living quarters. Mr. Moore answered no, garage for myself. Mr. Berry stated the existing barn has been around forever, and many people have strong feelings for nostalgia of it. Surprised not on the registry for historic buildings. Mr. Moore stated it is not; it is over 100 years old, hasn't been used in three decades. Roof is collapsing, backside one main corner posts has collapsed. The building is going to collapse under its own weight soon, floorboards caused accident and are beyond repair. Does not make financial sense for a building that is falling down. No knowledge of on registry. Did post and people have come to take boards for projects. Mr. Berry stated the positioning is such that the side facing 236<sup>th</sup> will be totally blank, no windows, surprised creativity isn't featured. Mr. Moore stated his plan not his people's. Chairman Bockoski questioned the rectangle pace on the pictures. Mr. Moore stated it is the new septic field.

**Mr. Zell made motion to open meeting to the public for this docket. Mr. Massonne second. All present in favor.**

Donald Schuller 9550 E. 256<sup>th</sup> Cicero, IN 46036 In favor of request, barn is replacing old barn, has photo of old barn in his barn.

Cory Theilen 4301 E. 236<sup>th</sup> Cicero. In favor of request. Happy with all Mr. Moore has done to clean up and improve property since he bought it. Feels it will be aesthetically pleasing to the area and usable.

Dan Conder 2842 E. 236<sup>th</sup> Cicero. I am a 44-year resident and have watched the barn deteriorate over the years. Impressed with what has been done and he should be able to have barn where he wants it.

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

Chairman Bockoski questioned if other comments from Board members. Mr. Zell reiterated that the packet provided was excellent, making the Boards job easier when the details are provided. Mr. Berry stated we have put time limits on completion in the past. Mr. Culp stated rules include a completion time of one year, could add a different time but that is the default.

**Mr. Massonne made motion to approve Docket #BZA-0325-10-AG as presented. Mr. Thomas second.  
Mr. Zell-approve, Mr. Thomas-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 5-0**

Chairman Bockoski stated the next three dockets will be discussed as one but voted on separately.

**Docket#** BZA-0325-11-R3

**Petitioner:** Paul Vondersaar

**Property address:** 70 W Buckeye Street, Cicero, IN 46034

A Development Standards Application seeking relief from Article 4.2 of the Cicero/Jackson Township Zoning Ordinance has been submitted regarding the property located at 70 W Buckeye Street, Cicero IN, 46034 to: Allow a parking lot to encroach into both front and side yard setbacks. Whereas Article 4.2 states that a structure shall have twelve (12) foot setbacks in the side yard and fifteen (15) foot setbacks in the front yard in the "NC" district.





## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

**Docket #** BZA-0325-12-NC

**Petitioner:** Paul Vondersaar

**Property Address:** 70 W Buckeye Street, Cicero, IN 46034

A Development Standards Application seeking relief from Article 4.2 of the Cicero/Jackson Township Zoning Ordinance has been submitted regarding the property located at 70 W Buckeye Street, Cicero IN, 46034 to: allow a parking lot to exceed 60% impervious surface of the Lot Area. Whereas Article 4.2 states that Maximum Lot Coverage cannot exceed 60% of the Lot Area in the "NC" district.

**Docket #** BZA-0325-13-NC

**Petitioner:** Paul Vondersaar

**Property Address:** 70 W Buckeye Street, Cicero, IN 46034

A Development Standards Application concerning Article 7.13 of the Cicero/Jackson Township Zoning Ordinance has been submitted regarding the property located at 70 W Buckeye Street, Cicero IN, 46034 to: Not require the one (1) deciduous shade tree per every ten (10) parking spaces. 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 in the "NC" district.

Paul Vondersaar 1105 Bear Cub Drive Cicero. Purchased two properties, the barn and house that is now down. We Want to put a parking lot that will cover approximately 70% of the property. Will end up with 22-24 parking spaces once done. Don't necessarily need but feel better for tenants, customers and others in the area to have mor parking. Chairman Bockoski first part is the setbacks, explain the greenspace. Mr. Vondersaar stated on Byron on west side and front on Buckeye there is green space between property line and street. Mr. Vondersaar shared perspective on the tree amendment, can't easily do tree island in an 8-20 car lot. There are two large trees that are planning to stay. One on Buckeye and one on Byron. The yellow area on the map, plan on landscaping, bushes, or small ornamental trees. Mr. Thomas asked if there was a connection to other parking spaces. Mr. Vondersaar stated yes. Chairman Bockoski asked what business is in building now. Mr. Vondersaar replied Hamilton County Harvest Food Bank. They are taking 2/3 of building, on average they have 3-5 volunteers there at a time. No parking issues currently. That faces Byron Street. The remaining 2600 square feet facing Buckeye, do not know what it will be as of yet. Looking at office/professional space. Mr. Vondersaar stated he will put up signs for private parking until 5:30-6:00 pm so tenants have parking. Mr. Thomas asked if there was one entrance. Mr. Vondersaar stated yes, 14 spaces, 7 on each side, drive down the middle. Chairman Bockoski questioned lighting. Mr. Vondersaar stated perhaps a couple on corners to light the parking lot, probably motion sensor/photocell. We are adding two wall lights on west side for the food bank, it is pretty dark in the am. Mr. Vondersaar stated he will need to add drain structure on Buckeye side to capture before gets to the road.

**Mr. Massonne made motion to open public hearing for these dockets. Mr. Zell second. All present in favor.**  
No public comment.

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

**Mr. Massonne made motion to approve Docket No. BZA-0325-11-NC as presented. Mr. Zell second.**

**Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Thomas-approve, Mr. Zell-approve 5-0**

**Mr. Massonne made motion to approve Docket No. BZA-0325-12-NC as presented. Mr. Zell second.**

**Mr. Massonne-approve, Mr. Thomas-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve 5-0**

**Mr. Massonne made motion to approve Docket No. BZA-0325-13-NC as presented. Mr. Thomas- second.**

**Mr. Thomas-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve, Mr. Bockoski-approve 5-0**



**CICERO/JACKSON  
TOWNSHIP  
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5. **Plan Director's Report:** Mr. Strong gave recap of Mr. Zawadzki's Plan Director report as follows: Permit Revenue for the month of February 2025, \$4448, YTD \$7445. Revenue for February 2024 was \$4174/YTD of \$6575. That is an increase of \$274/\$870. Issued 13 building permits, 11 in corporate limits 0 new homes, additional 2 in Township, 0 new homes. Estimated cost of projects associated with permits is \$12223475. Most is from the new McClure station. Meeting for Plan Commission occurred on the 12<sup>th</sup>. On-site training for MS-4 to become certified from IDEM for stormwater runoff on construction sites. Six individuals from area certified.
- Mr. Strong added we do have Jackson Street project starting March 31, 2025. Met with the business owners, will be doing a revitalization of Jackson from 19 to Pearl. Will include new sidewalks on both sides, new streetlights, handicap ramps. Project expected to be completed by December 2025. Last phase is tearing out Jackson Street and putting back in new. We did get a Community Crossing Matching grant, 75/25 matching grant. Mr. Berry questioned if same as east side. Mr. Strong answered that lights will be similar, and in some areas the sidewalks will be wider. Putting in a new waterline as part of the project. The whole project is a \$2.2 million project. Mr. Thomas questioned if total shutdown of the street. Mr. Strong answered the intent is to do one side at a time and will have flaggers to make sure traffic can get through. Street will be the last part of the project.
- Mr. Strong informed us that the Plan Commission will have a busy meeting next month, looking to move the Comprehensive Plan to the Town Council for their consideration. Hamilton County is looking to do park impact fees and that will be on the agenda. Last part of business is that Estridge Homes will be on the Docket for rezone. Meeting is at Red Bridge on April 9<sup>th</sup>.

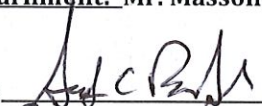
6. **Chairperson's Report: No report.**

7. **Legal Counsel's Report: No report.**

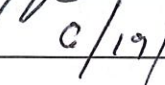
8. **Comments: No comments**

9. **Next Planned Board of Zoning Appeals Meeting:**  
April 17<sup>th</sup>, 2025

10. **Adjournment:** Mr. Massonne made a motion to adjourn the meeting. Mr. Zell second. All present in favor.

Chairperson: 

Secretary:  Harrison A.

Date:  4/19/25

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