



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

December 18th, 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
- ☐ Frank Zawadzki - Cicero Jackson Township Planning Director
- ☐ Terri Strong – Recorder

1. Declaration of Quorum

2. Approval of Minutes

November 20th, 2025

3. Old Business:

Docket No: BZA-1125-57-DC

Petitioner: Garland Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow four (4) window signs on the front façade of a building. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable number of window signs shall be two (2).

Docket No: BZA-1125-58-DC

Petitioner: Garland Atelier Wellness Spa & Apothecary

Property Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow the area of window signs on the front façade of a building to be twenty-four (24) square feet. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable area of window signs shall be twenty (20) square feet.

4. New Business:

Docket No: BZA-1225-59-R5

Petitioner: Drew Hunter

Property Address: 49 N Peru Street, Cicero, IN 46034

A Land Use Variance Request application has been submitted concerning Article 3.10 of the Cicero/Jackson Township Zoning Ordinance in order to: allow a plumbing business with additional rental space in the "R5" residential district. Whereas a plumbing business with additional rental space is not a Permitted Use or Special Exception Use in the "R5" residential district.

5. Plan Director's Report: See packet.

6. Chairperson's Report:

331 EAST JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

7. Legal Counsel's Report:

8. Board Member Comments:

9. Next Planned Board of Zoning Appeals Meeting:
January 22nd, 2026

10. Adjournment:

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

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027
Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027
Harrison Massone – Council President Appointment – Term 01/01/2022 – 12/31/2025
Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027
Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2025



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals

Minutes

November 20th, 2025

7:00pm

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

Absent:

Mark Thomas

1. **Declaration of Quorum**- Chairman Bockoski stated with amount of members present (4) can declare a quorum. However, for the petitioners, we have to have three votes for or against for the vote to pass. Each petitioner has the ability to wait for a full quorum if they choose.

2. Approval of Minutes-

Mr. Zell made motion to approve the minutes as submitted. Mr. Berry second. All present in favor.

3. Old Business:

Chairman Bockoski stated that we have five items to read in, we will discuss them together and vote on each item separately.

Docket No: BZA-1025-47-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the number of signs allowed per façade. Whereas Article 10.7 states that two (2) signs are allowed per façade.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-1025-48-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum cumulative area allowed for single tenant structures. Whereas Article 10.7 states that the maximum cumulative area allowed shall be two hundred (200) square feet.

Docket No: BZA-1025-49-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum height of sign area and be located more than twenty (20) feet above ground level. Whereas Article 10.7 states that the maximum height of sign area shall be six (6) feet and may not be located more than twenty (20) feet above ground level.

Docket No: BZA-1025-50-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.7 Commercial Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum area of signs for a single tenant structure. Whereas Article 10.7 states that the maximum area of signs for a single tenant structure shall be a maximum of ninety (90) square feet based on a measurement of two (2) square feet per 1 linear foot of structure or tenant frontage on the front façade.

Docket No: BZA-1025-51-C1

Petitioner: State of Indiana Armory Board

Petitioner's Address: 2600 E 276th Street, Atlanta, IN 46031

A Development Standards Variance application has been filed for the property located at 2600 E 276th Street, Atlanta IN seeking relief from Article 10.1 General Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: exceed the maximum area and height mounted of flags. Whereas Article 10.1 states that a flag shall be a maximum forty (40) square feet in area and shall not be mounted more than thirty-five (35) feet in height.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Zell made a motion to untable the business of the State of Indiana Armory Board five dockets. Mr. Berry second. All present in favor.

Crystal Kent representing the Indiana National Guard also Jason Brady is also from the National Guard. Discussed the signage and visibility issues for the address. The height is due to getting above the windows. The flags: the National Guard does not fly a flag smaller than 5 feet by 9.5 feet, unless it is on a car in a funeral procession. The Indiana flag is flown at the ordinance allowed height. Mr. Zell questioned if covered the number of signs, the first item to be reviewed. Ms. Kent stated the number is 4 as opposed to 2, and due to the logo and motto have been categorically described as signs. Chairman Bockoski stated if no further questions from the Board, will entertain a motion to open to the public.

Mr. Zell made a motion to open public hearing on these dockets. Mr. Massonne second. All present in favor.

Blair Frye 27810 N. Anthony Road, Atlanta. Just questioning the number of signs, stated four. Answer was yes and monitor was used to show. Mr. Frye asked then to the BZA what you are approving if signs are already in place. Mr. Culp stated if they don't receive the variance they would have to take them down.

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

Chairman Bockoski asked for board member comments, feels pretty cut and dried. Mr. Zell stated he agreed and also the distance from the road the higher signs are needed. Chairman Bockoski asked if any stipulations to consider. Mr. Massonne questioned the total square feet of signs on the south side. Ms. Kent stated 11 feet tall each and 13 feet wide, those two alone blow us out of the allowed.

Referred to the packet for better dimensions, page handed out for review. Mr. Berry asked if any lighting was associated with the signs. Ms. Kent stated yes the wall mounted signs that are up higher, not the ones lower. Time was taken to review information. Mr. Massonne asked Mr. Zawadzki questioned if there is a place for address height. Mr. Zawadzki stated in the sign standards, minimum/maximum standards section. Mr. Massonne stated the address might be something we look at for bigger commercial properties and setback from the road. Calculated a total of 392 square feet. Mr. Zawadzki stated there is also a monument sign on the property, the only one that met the standard, adding an additional 84 square feet of signage. Discussion on individual variances and totals.

Mr. Zell made motion to approve BZA-1025-47-C1 as presented. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Zell-



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

approve 4-0

Mr. Zell made motion to approve BZA-1025-48-C1 as presented. Mr. Berry second.

Mr. Zell-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 4-0

Mr. Zell made motion to approve BZA-1025-49-C1 as presented. Mr. Massonne second. Mr. Massonne-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve 4-0

Mr. Zell made motion to approve BZA-1025-50-C1 as presented. Mr. Massonne second Mr. Berry-approve, Mr. Bockoski-approve, Mr. Zell-approve, Mr. Massonne-approve 4-0

Mr. Zell made motion to approve BZA-1025-51-C1 as presented. Mr. Berry second.

Mr. Berry-approve, Mr. Massonne-approve, Mr. Zell-approve, Mr. Bockoski-approve 4-0

4. New Business:

Chairman Bockoski stated moving to new business, we have another petitioner with four variances. We will read them in together, discuss together and vote on them individually.

Docket No: BZA-1125-53-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero, IN 46034

A Special Exception Use Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 concerning Article 3.1 "AG" District Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use on the property. Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance lists Communication/Utility as a Special Exception Use in the "AG" District.

Docket No: BZA-1125-54-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 seeking relief from Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Ordinance to: Allow a cellular tower for public safety use to have less than one hundred percent (100%) of the height of the tower equal to the setback from the property line.

Whereas Article 7.20 Telecommunication Facilities Standards (TF-03) of the

Cicero/Jackson Township Zoning Ordinance states that the tower shall be setback from any property line a distance equal to at least one hundred percent (100%) of the height of the tower.

Docket No: BZA-1125-55-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 seeking relief from Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use to be two hundred fifty (250) feet tall.

Whereas Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance states that the Maximum height of a tower shall be one hundred twenty- five (125) feet.

Docket No: BZA-1125-56-AG

Petitioner: Valmont Telecommunication/Beck Family

Petitioner's Address: 0 US Highway 31 N, Cicero IN 46034

A Development Standards Variance application has been submitted regarding the property located at 0 US Highway 31 N, Atlanta IN, 46031 seeking relief from Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance to: Allow a cellular tower for public safety use to not be a monopole design.

Whereas Article 7.20 Telecommunication Facilities Standards (TF-03) of the Cicero/Jackson Township Zoning Ordinance states that the tower shall be a monopole design.

Andrew Upchurch, with the County Attorney's office for Hamilton County. 1 Hamilton County Square Noblesville. The project is to build a 200-foot telecommunications tower for the purpose of serving the public safety communications needs. Also present is Ryan Whitely with 911 Communications, and Jason Morehouse with Beck's Family LP.

Mr. Upchurch stated the purpose of the project is to help provide the best services for public safety. Looking to the future and anticipated growth and continuing the level of public safety communications. Project is only for public safety services. The county is estimating the cost of the project to be approximately \$2 million. The size of the tower is more than typically allowed. Trying to prevent the need for more towers, the setback is for safety that it would fall back onto itself if there was an issue. Mr. Berry questioned a tower



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

of 250 feet high, what kind of radius will it have for communications. Mr. Whitely stated there is a bit of math to determine, however won't know until tower is constructed. Able to do signal strength base line testing before building. Currently 10-11 years ago was the last time improvements were made. Used the 216th street as the cutoff, south of 216th was

different than north of. The construction style was to be able to penetrate a building for the area south of 216th. North there were more farm homes with shingle or metal roofs, now being replaced by multi-level residential homes with basements with concrete and rebar. More difficult to reach the interior. Eleven years ago, we would have thought it would be on the east side of the county. However, the growth is not as great and in situations like the Armory, it would be difficult to get a radio signal deep inside the building. As construction styles change we need to change or add towers. Some of the towers used are leased, some are owned. Have to be above a building to be able to talk from tower to tower, which is where the height need comes from. We wanted to be on the west side of US 31, but the Sheridan airport circle prevents that location. Used for police, fire and emt's. Mr. Zell questioned if the current towers being used are on the Sheriff's campus. Mr. Whitely answered for that area mostly served there is one on 281st and another in Hortonville. The tower on the east would touch part of Jackson Township but the others primarily serve. Mr. Whitely stated this tower would change the level of coverage for the area. Difficult until constructed to say how far the reach. Mr. Zell questioned construction timeline if approved. Mr. Whitely stated approximately a year's process; this tower would be the first zero fall tower for us. Mr. Massonne why would you go for this instead of the monopole design. Mr. Whitley explained the traditional would have wires like a Christmas tree design, this style is a single pole that does not need the wires, needing less footprint on the ground. We are trying to saturate the area and talk to towers. Mr. Zell asked if the antenna is capable of being added on to it. In the process of testing, if you find the signal strength isn't what expected, could it be added on to. Mr. Whitely stated yes it could be, a few inches as well as the sides of the tower, small variations as they are constructing.

Mr. Massonne made motion to open the public hearing on these dockets. Mr. Zell second. All present in favor.

Brad Rynearson 2248 E. 276th Atlanta, just south of this location. Who is funding this project? Concerning the generator how will be fueled? Natural gas or diesel? The height of the tower, looking at transmissions. Also, why couldn't the new water towers be used? Also questioning closeness Tipton County and are they helping to fund?

Blair Frye 27810 N. Anthony Road. How tall are the cell towers in that area? Answer was 140 ft. Curious as to the annual cost of upkeep, versus leasing costs of what is being used. There is a cell tower in the area.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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

Chairman Bockoski asked the petitioner to come back to the podium to answer follow up questions. First question was regarding funding of the tower. Mr. Whitley

answered the tower is funded by Hamilton County, our capital budget for projects. Chairman Bockoski questioned the fuel for the generator. Mr. Whitley answered it is diesel. The compound you are looking at is 281st on the north side of the road, we looked at that radio tower and the organization of the structure. We constructed the layout so the fuel trucks can fuel from 281st. Chairman Bockoski asked if use of the water towers is an option instead of building. Mr. Whitely stated we did look at the water towers but again the height of the tower was not sufficient. We looked at adjoining the property where the tower is at, the location was not as helpful as the 281st location. The coverage was not as good the height is what is needed.

Chairman Bockoski asked if anything jointly going on with Tipton. Mr. Whitely stated this tower doesn't offer additional coverage for Tipton. They operate off the state radio system. Here in Hamilton, we have our own system with Madison and Marion county. Chairman Bockoski asked if the cost of upkeep has been determined. Mr. Whitely stated that is part of our budget, part of our contracts and normal expense. Mr. Culp explained that what is before us is the meeting of the ordinance requirements not how it is funded. Indiana Code 8-1-32.3-17 we don't get to second guess the height or the proximity between cell towers. We need to focus on whether it meets requirements for Special Exception. Fall radius was discussed. Mr. Zell questioned if going before Plan Commission. Mr.

Zawadzki stated it is in the Overlay District and will go before the PC. Mr. Whitely stated they are aware and ready to go before them. Mr. Massonne asked if approved, is this approved for funding or is there someplace they can go to hear concerning funding. Mr. Whitely stated it has been approved. Mr. Zell commended the petitioner on continuing to improve the system.

Mr. Massonne stated he didn't have other questions, however, note that we have heard two this year and perhaps some of the specifics need to be reviewed in the ordinances.

Mr. Massonne made a motion to approve BZA-1125-53-AG as presented. Mr. Zell second. Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve, Mr. Zell-approve. 4-0

Mr. Massonne made a motion to approve BZA-1125-54-AG as presented. Mr. Zell second. Mr. Zell-approve, Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve. 4-0

Mr. Massonne made a motion to approve BZA-1125-55-AG as presented. Mr. Zell second. Mr. Berry-approve, Mr. Massonne-approve, Mr. Zell-



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

approve, Mr. Bockoski-approve. 4-0

Mr. Massonne made a motion to approve BZA-1125-56-AG as presented. Mr. Zell second. Mr. Massonne-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Berry-approve. 4-0

Chairman Bockoski stated moving on to the last two dockets. Mr. Zell questioned if everyone had the Findings of Fact for the last two dockets. Mr. Culp stated that we found out during the meeting they did not meet the legal requirements. Chairman Bockoski stated he would entertain motion to table the two dockets. Time would be 7:00 pm on December 18.

Mr. Massonne made motion to table BZA-1125-57-DC and BZA-1125-58-DC until December 18, 2025, meeting at 7:00 p.m. at Town Hall. Mr. Berry second. All present in favor.

Docket No: BZA-1125-57-DC-tabled

Petitioner: Garland's Atelier

Petitioner Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow four (4) window signs on the front façade of a building. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable number of window signs shall be two (2).

Docket No: BZA-1125-58-DC-tabled

Petitioner: Garland's Atelier

Petitioner Address: 95 W Jackson Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 95 West Jackson Street, Cicero IN, 46034 concerning Article 10.9 Downtown Commercial (DC) Sign Standards of the Cicero/Jackson Township Zoning Ordinance to: Allow the area of window signs on the front façade of a building to be twenty-four (24) square feet. Whereas Article 10.9 of the Cicero/Jackson Township Zoning Ordinance states that the maximum allowable area of window signs shall be twenty (20) square feet.

5. Plan Director's Report: Mr. Zawadzki summarized as follows: October 2025 permit revenue was \$7647 for month and YTD of \$48873. Compared to October 2024 of \$6976 for month and YTD of \$53370. Increase for month of \$671 and decrease for year \$4497.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Issued 27 building permits, 16 in town with zero new homes, additional 11 in township with zero new homes as well. Estimate cost of projects \$1,102,956.

6. **Chairperson's Report:** Chairman Bockoski in reviewing the packet, like to discuss with the Board. I have asked before for the petitioner to fill out the Findings of Fact from their perspective and that I hold a lot of value in the staff findings. They are important to me, but want to hear from the other Board members, when they are looking at the packets.

Mr. Zell stated he felt helpful as well. Also helps the petitioner when filling out helps educate on what the Board is looking at. Obviously the staff report is valuable. Mr. Massonne stated he agreed with all the comments. Mr. Zell added he didn't feel a change was needed, they are very helpful. Chairman Bockoski stated he felt the items to consider to be very helpful. Appreciate the information.

7. **Legal Counsel's Report:** Mr. Culp stated nothing at this time to report.

8. **Board Member Comments:** Mr. Zell stated on the west side of Cicero, nothing to do with tonight's meeting. On with west side near the old flower shop, we were once looking at that area for a water source, and I see there are excavation work. Is that something that is being done by/for the town for water? Mr. Zawadzki answered it is not to do with finding water. When Citizens is dredging the lake, that is where the material has gone for some time.

Mr. Berry stated he learned tonight that there is a flag height ordinance. Mr. Zawadzki stated the requirements for residential versus commercial are different.

9. **Next Planned Board of Zoning Appeals Meeting:**

December 18, 2025

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

Chairman: _____

Secretary: _____

Date: _____



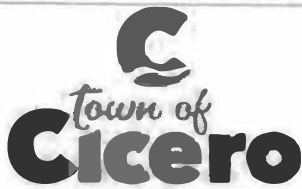
**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027
Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027
Harrison Massone – Council President Appointment – Term 01/01/2022 – 12/31/2025
Mark Thomas – Plan Commission Appointment – Term 01/01/2024 – 12/31/2027
Steve Zell – Council Appointment – Term 01/01/2022 – 12/31/2025

DRAFT



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1125-57-DC
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application:
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$320.00
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 11/20/2025
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications for Variances	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Brett Morrow		
Property Address: [REDACTED]		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: [REDACTED]	E-mail: [REDACTED]	
Fax:		
Project 95 W Jackson Address:		State: IN
City: Cicero		ZIP Code:
Subdivision: JD Cottingham		
Parcel: 05-06-01-02-05-008.000		Telephone: [REDACTED]
Fax:		
General Contractor: Brett Morrow		Cell Phone:
Address: same		
City:	State:	ZIP Code:
Email:		
Variance Request: Exceed total # of signs, exceed maximum footage of signs		
Commitments/ Conditions Offered:		
Code Section Appealed:		



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-1125-58-DC
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application:
<input type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$25.00
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 11/20/2025
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications for Variances	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Brett Morrow		
Property Address: [REDACTED]		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: [REDACTED]	E-mail: [REDACTED]	
Fax:		
Project 95 W Jackson Address:		State: IN
City: Cicero		ZIP Code:
Subdivision: JD Cottingham		
Parcel: 05-06-01-02-05-008.000		Telephone: [REDACTED]
Fax:		
General Contractor: Brett Morrow		Cell Phone:
Address: same		
City:	State:	ZIP Code:
Email:		
Variance Request: Exceed total # of signs, exceed maximum footage of signs		
Commitments/ Conditions Offered:		
Code Section Appealed:		

Docket #



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the **development standards** of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The proposed variance will allow signage that enhances visibility and wayfinding for Garland's Atelier. The improvements are designed to maintain the historic architectural character of Jackson St. while providing safe, clearly identifiable access for visitors. The variance will not create traffic hazards, block sight lines, or negatively impact the health, safety, or morals of the community. Instead, it supports a small local business that contributes to the local economy and community well-being.

This criterion **has / has not** been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

The variance will not reduce property values of neighboring businesses or residences. The design of the sign aligns with the upscale, historic aesthetic of the downtown district and complements nearby properties. The enhancements improve the streetscape by contributing to a cohesive and attractive commercial environment, which may in fact increase visibility and value for neighboring businesses.

This criterion **has / has not** been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. **Practical Difficulty:** A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the unique placement of the building's historic facade, including the large arched window and limited frontage, strict application of the current sign ordinance would prevent adequate visibility from the street. Without the variance, customers may have difficulty locating the business, creating an unfair disadvantage compared to other properties with more traditional storefront layouts. The variance allows reasonable practical use of the property for its intended purpose as a wellness spa and apothecary, while maintaining compliance with the overall intent of the zoning ordinance.

This criterion **has / has not** been met.

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



Docket: BZA-1125-57,58-DC

Petitioner: Garlands Atelier – Brett Morrow

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1125-57,58-DC

Staff: Frank Zawadzki

Applicant: Garlands Atelier – Brett Morrow

Property Size: 0.00 acres

Current Zoning: DC

Location: 95 W Jackson Street Cicero, IN 46034

Background Summary: We discussed with the tenant sign standards and permits. It was determined that they met the standards and would only need to go through the aesthetic review. When they submitted the package for the review, it had 2 more signs added. I asked the PC to hear the petition before the Variance to move the process along. The PC agreed and approved the Aesthetics.

Preliminary Staff Recommendations: Staff recommends approval. These signs look professional and the aesthetics of the placement looks like an old-time shopkeeper style. It will fit with other businesses downtown.

Zoning Ordinance Considerations: Window signs are allowed but only 2, and only 20' accumulative.

District Intent: : The “DC” (Downtown Commercial) District is intended to provide a land use category for normal commercial uses in small town downtowns. – Their use category is considered a permitted use.

Current Property Information:

Land Use: Commercial on lower, residential on upper. Site of the old Purkey's barber shop.

Site Features: 0.00 acres

Vehicle Access: Yes, street parking only

Planning Considerations:

The following general considerations, planning concepts, and other facts should be considered in the BZA decision making process:

This property had several Variances previously, the most pertinent being a parking Variance. The ownership has not changed so this remains in effect. I think it's appropriate as well because the previous use proposed was more intense than what will be there now.

Findings of Facts/Decision Criteria: A practical difficulty is what's needed here for Dev standards. One could argue that the allowable window signage does not accurately account for the larger window area of the façade of this building. Aesthetics could not be achieved, the signs appeared too small when planning.

Petitioner Garlands Atelier



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____

Petitioner Garland's Atelier



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This criterion *has / has not* been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

This criterion *has / has not* been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.*

Findings of Facts:

This criterion *has / has not* been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

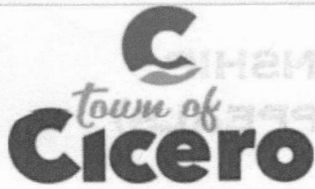
Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

VARIANCE APPLICATION

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

NOV 14 REC'D

RECEIVED

OFFICE USE ONLY

Variance Category		Docket #: BZA-1225-59-R5
<input type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 11/14/2025
<input checked="" type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$750.00
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 12/18/2025
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications for Variances	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: Drew Hunter	
Property Address: [REDACTED]	
City: Cicero	State: IN
Telephone: [REDACTED]	ZIP Code: 46034
E-mail: [REDACTED]	
Fax:	
Project Address: 49 W. Peru Street	State: IN
City:	ZIP Code: 46034
Parcel: 29-03-31-302-022.000-011	Subdivision:
General Contractor:	Telephone:
Address:	Fax:
City:	Cell Phone: [REDACTED]
State:	Email:
ZIP Code:	
Variance Request:	
Commitments/ Conditions Offered:	
Code Section Appealed:	

10:43



28



Google
© 2025 Google



50 N Peru St

1 year ago · [See more dates](#) >



NEW CONSTRUCTION
ELITE PLUMBING
CICERO INDIANA



NEW CONSTRUCTION
ELITE PLUMBING
CICERO INDIANA

Petitioner Drew Hunter



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

- 1 The proposal will not be injurious to the public health, safety, morals and general welfare of the community.

Findings of Facts: no it will not

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts: no it will not, if anything increased land value

This criterion has / has not been met.

- 3 The proposed need for a variance arises from some condition peculiar to the property involved.

Findings of Facts: yes, currently zoned residential with many properties around zoned commercial or etc

This criterion has / has not been met.

- 4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.

Findings of Facts: no it will not interfere with comprehensive plan.

This criterion has / has not been met.

5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.

Finding of Facts: Please see Attached! →

This criterion has / has not been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: Drew Hunter

Print: Drew Hunter

Date: 12-9-2025

Cicero Variance Application

Variance Request: (Land Use)

We would like to ask for a land use variance to put our plumbing business there (Elite Plumbing). With that said we would like to ask that the variance be tied to the land itself so that if we ever did decide to sell, the variance would stay with the land.

Commitments/ Conditions offered:

We would like to start within 1-2 years (hopefully sooner if possible). It will all depend on how quickly we can recoup funds and how far out contractors/permitting is etc.

Petitioners List of Findings:

The reason for purchasing this location is due to the trying times of asking/offering so many property owners around Cicero and surrounding towns and cities. Finding property has been a battle for five years since we opened. This property is a prime location with other small businesses nearby such as 10 West, Iris Rubber, Tae Kwon Do, recent B&C Auto shop, Bella Lisse, Heur/REMAX Realtor, GIN Autoworks, and the Cicero United Methodist Church. My family has been lifelong residents and servants in the Town of Cicero, and we truly want what is best for the town! We would love to keep our local business rooted here at 49 N Peru Street.

After walking through the existing house on the property, we discovered that it is not in a livable condition and far beyond repairable due to the costs associated. Therefore, we came to the conclusion that we would need to tear down the house. We have explored trying to fix it or remodel it and it would cost far more than what the house is worth. We also could not build a desirable size home again without getting a variance for a larger home or changing the footprint of the current foundation. This is due to the setbacks, code, etc. Once the home is disposed of properly, we would ask that we be able to build our Plumbing Shop there (Elite Plumbing). We would like to build an upscale Pole Barn style building, roughly 60'x100' or 120'. This would be similar to some other local business owners' recent builds, an example: Prater & Sons new building. By doing so we believe this building will give a warm welcome to Cicero, when traveling through town. We believe greatly that current businesses and homeowners nearby will love the improved look of the

downtown/neighborhood commercial corridor. It is already very close to the downtown commercial district now.

We have no desire to sell for the foreseeable future for financial gain! We see this as a wonderful opportunity to stay in Cicero for years to come and grow our small business organically!

We will not be building just a traditional pole barn. We would do more upscale finishes on the outside to help accommodate the new updated looks of Cicero now. It would have metal roof and siding but with stone façade on the front with cedar front porch beams. Also including a nice sidewalk to the building and updated landscaping. By doing this we also think the few homes and local businesses now that are close to us would increase in value and appreciate the classy yet functional use of this building.

We would like to ask about renting out one of the garage bays for another small business like ourselves. We have a huge need in town for contractors to have a place to store their material etc. This may also help to get another business on their feet and keep their neighbors happy by keeping things cleaned up and stored inside a designated building that is not a residential neighborhood.

This Plumbing shop would not have the public coming into the business to buy items. This is solely for us to store our trucks/staff. The little traffic that does come to the shop would mostly be entering the building from Cass Street (to the North of the building) or even through the alley way (to the East the property). We would not be entering and exiting from SR 19. This would help to keep traffic flowing as normally as possible.

Docket: BZA-1225-59-R5

Petitioner: Drew Hunter

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-1225-59-R5

Staff: Frank Zawadzki

Applicant: Drew Hunter

Property Size: 0.00 acres

Current Zoning: R5

Location: 49 N Peru Street, Cicero, IN 46034

Background Summary: Drew has bought the property already. He intends to demo the existing house and build a commercial type structure to house his plumbing business and eventually some other shops such as retail, doctors' office etc.

Preliminary Staff Recommendations: Staff would not oppose approval.

Zoning Ordinance Considerations: The corridor on Peru from Jackson to Flanagan has long been discussed as a potential commercially zoned district (NC). There has been a rezone on the old Case property recently (NC). The business to the south is the old Iris rubber. I met with the ownership 2 weeks ago to discuss cleanup; they mentioned that they may have a tenant with a similar use. The proposed use at 49 N Peru would not be in conflict with this business. It is also not in conflict with what is across the street at the old Carquest and on north to the car dealership. It could be seen as a softer use transitioning into the current R5, a buffer.

District Intent: : The “R5” (Old Town Residential) District is intended to provide a land use category for small lots and small-sized single family detached homes.

Current Property Information:

Peru st to the East, alleyway to the south bordering Iris rubber. Alleyway to the west bordering R5 district on Cass. Borders Cass st to the north.

Land Use: One Family Dwelling Platted

Site Features: 0.00 acres

Vehicle Access: Yes

Planning Considerations:

The following general site considerations, planning concepts, and other facts should be considered in the Plan Commission decision making process: Potentially commercial zoned property. If the use changes to proper commercial use, tax revenue to the Town would increase. This will need to go through the aesthetic review process if new construction happens regardless of your decision.

Findings of Facts/Decision Criteria: The petitioner argues that there is no suitable property available in city limits. Impact is relatively low, does not conflict with the Comp plan. If the business moves eventually to a more suitable location due to growth or similar, a commercial building will be on site to house future, potentially more suitable business.

**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION****Findings of Fact/Decision Criteria:**

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

1 The proposal will not be injurious to the public health, safety, morals and general welfare of the community.

Findings of Facts: _____

This criterion *has / has not* been met.

2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts: _____

This criterion *has / has not* been met.

3 The proposed need for a variance arises from some condition peculiar to the property involved.

Findings of Facts: _____

This criterion *has / has not* been met.

4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.

Findings of Facts: _____

This criterion *has / has not* been met.

5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.

Finding of Facts: _____

This criterion *has / has not* been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: _____

Date: _____

Print: _____



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

November 2025

Permit Revenue: November 2025 = \$1,699 YTD: \$60,560

November 2024 = \$5,491 YTD: \$58,861

Difference: Month = -\$3,792 YTD: \$1,699

We have issued a total of 6 building permits for November 2025.

2 have been inside the corporate limits (of which 0 have been new homes).

We have issued 4 in Jackson Township (of which, 1 has been for a new home).

Estimated Cost of projects permitted \$572,000

Planning Commission is scheduled for 12/10/25 at the Town Hall. BZA is scheduled for 12/18/25 at the Town Hall. Both committees have items on the agenda and will meet.

Please feel free to email, call or stop by the office anytime.

At your service!

Frank Zawadzki

Approval of Findings of Facts

Docket # BZA-1025-47-C1 - 2 signs / 46034
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented otherwise.

This criterion ~~has~~ / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts presented otherwise.

This criterion ~~has~~ / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The additional signs are wayfinding, plus more internal signs for volunteer morale.

This criterion ~~has~~ / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: N/A

Signature: [Signature]
Print: Hopson Massone

Date: 11/20/25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The additional signs will not create problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the type of project (military) the additional signs are appropriate and for the facility and meets requirements.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 11-20-2025

State of Indiana Armory Board



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

number of signs not proven to be injurious

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

number of signs not proven to affect property values

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Number of signs necessary dictated by government

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Backus

Date: _____

11/20/25

Docket # BZA-1025-47-C1
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES, MILITARY USE. APPROVED BY DHS

This criterion has has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO ISSUES, I BELIEVE THIS COULD ENHANCE
PROPERTY VALUES

This criterion has has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO ISSUES, DISTANCE FROM ROAD, LARGER
AND HIGHER SIGNS ARE NECESSARY

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

APPROVED

Any Conditions Attached: _____

NONE

Signature: _____

S. N. Zell

Print: _____

Stephen N. Zell

Date: _____

11/20/25

State of Indiana Armory Board



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Sign cumulative area not proven to be injurious

This criterion ☒ has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Sign cumulative area not proven to affect property values

This criterion ☒ has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Size of signs determined by visibility from roadway

This criterion ☒ has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bockoski

Date: _____

11/20/25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The size of the signs will not pose any problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the large setback of the facility the additional signs are required to meet regulations.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 11-20-2025

Docket # BZA-1025-48-C1 - max cuml. area
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

None presented otherwise

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts presented otherwise

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. **Practical Difficulty:** A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to setback from side. The sign of allows for larger signs

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

N/A

Signature: _____

Print: _____

[Handwritten Signature]
Harrison Nassim

Date: _____

11/20/25

Docket # BZA-1025-48-C1
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. MILITARY USE. APPROVED
BY DHS

This criterion has has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO ISSUES,

This criterion has has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO ISSUES. DISTANCE FROM ROAD, LARGER
AND HIGHER SIGNS ARE NECESSARY

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: APPROVED

Any Conditions Attached: NONE

Signature: Stephen N. Zell
Print: Stephen N. Zell

Date: 11-20-25

Docket # BZA-1025-49-C1
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The height of the signs will not pose any problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The large setback and size of the building make smaller sign heights impracticable.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 11-20-2025

State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Sign height not proven to be injurious

This criterion ☒ has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Sign height not proven to affect property values

This criterion ☒ has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Lowering signs cause them to not be seen clearly from the road

This criterion ☒ has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bockes

Date: _____

11/20/25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. MILITARY USE. APPROVED BY
DHC

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO ISSUES

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO ISSUES. DISTANCE FROM ROAD, LARGER
AND HIGHER SIGNS ARE NECESSARY

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: APPROVED

Any Conditions Attached: NONE

Signature: [Handwritten Signature]
Print: Stephen N. Zell

Date: 11-20-25

Docket # BZA-1025-49-C1 - height determination
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts present otherwise.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts present otherwise.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the Setback, the signs, as followed, would not be visible.

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

N/A

Signature: _____

Print: _____

Harrison Harrison

Date: _____

11/20/23



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. MILITARY USE.
APPROVED BY DHS.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO ISSUES

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO ISSUES. DISTANCE FROM ROAD, LARGER
AND HIGHER SIGNS ARE NECESSARY.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: APPROVED

Any Conditions Attached: NONE

Signature: Stephen N. Zell
Print: Stephen N. Zell

Date: 11-20-2025

Docket # BZA-1025-50-C1 *Sf based on Lf*
State of Indiana Armory Board



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented otherwise.

This criterion ~~has~~ / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts that lead me to believe so.

This criterion ~~has~~ / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the property's Setback, larger signs are needed for visibility.

This criterion ~~has~~ / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

N/A

Signature: _____

Print: _____

[Handwritten Signature]
Heather Morrison

Date: _____

11/20/25



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

This will not pose any problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted by the size of the signs

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the large setback and size of the facility, smaller sign area is impracticable

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for *development standards variance* the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 11-20-2025

State of Indiana Armory Board



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Size of the signs not proven to
be injurious to the public

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Sign sizes not proven to affect
property values

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Legibility of signs from the road
proven to be a hardship on emergency services

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Date: _____

11/20/25

Print: _____

SCOTT BOCKOSKI



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The Flag size and height is not a problem

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

This is a military regulation for this type of facility

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 11-20-2025

State of Indiana Armory Board



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Flags not proven to be injurious
to public safety

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Flags not proven to affect property values

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Changing Flag Sizes would not
meet standards set by US government

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bollock

Date: _____

11/20/15



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

A larger flag does not seem to present any contradiction.

This criterion ☒ has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

There were no facts presented otherwise.

This criterion ☒ has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The ord restricts the guard fence to min. flag size.

This criterion ☒ has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

N/A

Signature: _____

Print: _____

[Signature]
Jeffrey M. Mason

Date: _____

11/20/25

Docket # BZA-1025-51-C1

State of Indiana Armory Board



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. MILITARY USE. APPROVED BY DHS.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO ISSUES

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO ISSUES. DISTANCE FROM ROAD, LARGER AND HIGHER SIGNS ARE NECESSARY.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: APPROVED

Any Conditions Attached: NONE

Signature: Stephen N. Zell
Print: Stephen N. Zell

Date: 11-20-2025

Docket # BZA-1125-53-AG

Valmont Telecommunications - Becks



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The tower location will not pose any problems

This criterion ~~has~~ has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

The project follows developmental standards

This criterion ~~has~~ has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

The project will not create any problems

This criterion ~~has~~ has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

The project fits with the character of the district.

This criterion ~~has~~ has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature:

Michael Berry

Date: 11-20-2025

Print:

Michael Berry

Docket # BZA-1125-53-AG

Valmont Telecommunications - Becks



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No evidence presented showing any negative affects

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

not proven to be in disalignment development standards

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

Agriculture can still be of use with lower in place

This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

character of the district will be consistent with the intent of the ordinance

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

Approve

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature:

[Signature]

Date:

11/20/05

Print:

Scott Beckoski



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval.

- 1 The proposal will not be injurious to the public health, safety, morals and general welfare of the community.**

Findings of Facts: NO ISSUES, SPECIAL DESIGN OF ANTENNA
MIDIGATES AND SAFETY ISSUES, ANTENNA NEEDED TO
T.O. IMPROVE PUBLIC SAFETY! ZERO FALL RADIUS!

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Findings of Facts: NO NEGATIVE IMPACT

This criterion ~~has~~ has not been met.

- 3 The proposed need for a variance arises from some condition peculiar to the property involved.**

Findings of Facts: NO ISSUES

This criterion ~~has~~ has not been met.

- 4 The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.**

Findings of Facts: NO NEGATIVE IMPACT

This criterion ~~has~~ has not been met.

- 5. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought.**

Findings of Facts: NO PRACTICAL DIFFICULTY OR HARDSHIP NEEDS
TO BE PROVEN.

This criterion ~~has~~ has not been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: Stephen N. Zell
Print: Stephen N. Zell

Date: 11-20-2025

APPROVED

Docket # BZA-1125-53-AG

Valmont Telecommunications - Becks



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may grant a special exception use for use in a district if, after a hearing under, it makes findings of facts in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

Based on the facts presented, it should improve each of these.

This criterion has / has not been met.

- 2 The requirements and development standards for the requested use as prescribed by this ordinance will be met.

Findings of Facts:

Based on the facts presented.

This criterion has / has not been met.

- 3 Granting the special exception will not subvert the general purposes served by this Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Findings of Facts:

No facts presented other wise.

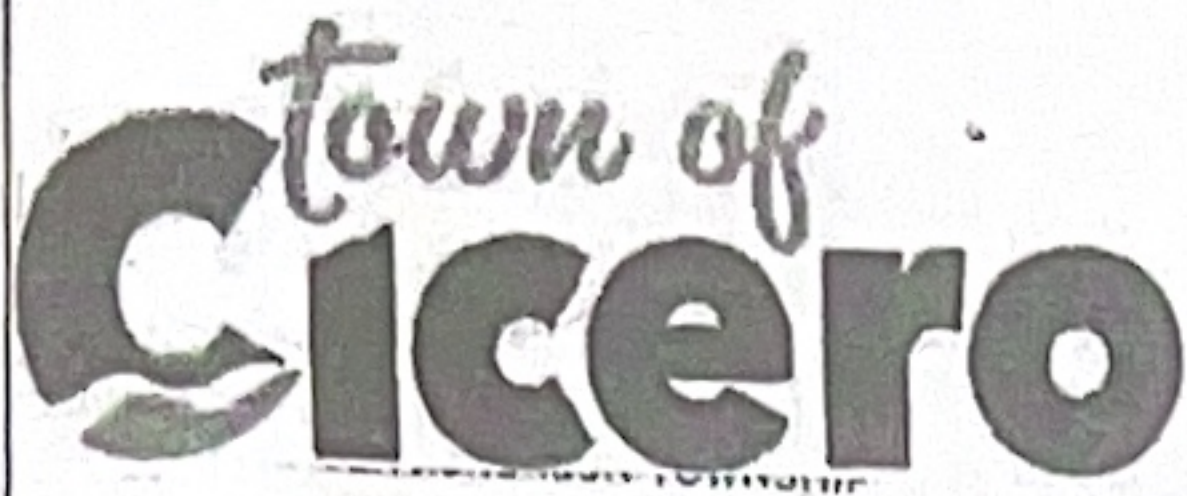
This criterion has / has not been met.

- 4 The proposed use will be consistent with the character of the district therein, the spirit and intent of the Ordinance, and the Cicero/Jackson Township Comprehensive Plan.

Findings of Facts:

Appears to improve safety.

This criterion has / has not been met.



CICERO / JACKSON TOWNSHIP BOARD OF ZONING APPEALS

Docket #:

Petitioner:

Address:

Any Conditions Attached:

None

Board of Zoning Appeals Options:

In reviewing a request for Special Exception Use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Signature: [Signature]

Date: 11/20/25

Print: Harrison Masson

Docket #: BZA-1125-54-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The tower setbacks will not pose problems

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The location and tower size are consistent with local and FCC Regulations. Communication between current towers requires this height.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry
Print: Michael Berry

Date: 11-20-2025



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No public health or safety evidence presented

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No property value affects noted or discussed

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The location needed is dictated by coverage maps

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bockoski

Date: _____

11/20/25

Docket #: BZA-1125-54-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. SPECIAL DESIGN OF ANTENNA
MITIGATES ANY SAFETY ISSUES. ANTENNA
NEEDED TO IMPROVE PUBLIC SAFETY FOR HAMILTON
CITY NORTH. ZERO FALL RADIOS.

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO NEGATIVE IMPACT.

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO PRACTICAL DIFFICULTY OR HARDSHIP
NEEDS TO BE PROVEN

This criterion has / has not been met.

APPROVED

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: APPROVED

Any Conditions Attached: NONE

Signature: Stephen N. Zell
Print: Stephen N. Zell

Date: 11-20-2025

Docket #: BZA-1125-54-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

There were no facts presented that lead me to believe so.

This criterion ~~has~~ / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

There were no facts presented otherwise

This criterion ~~has~~ / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the construction a 100% setback would/seems excessive to provides no benefit for any party.

This criterion ~~has~~ / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None.

Signature: _____

Print: _____

Harrison Masson

Date: _____

11/20/25

Docket #: BZA-1125-55-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The tower poses ~~not~~ no problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The height and design of the tower mitigates problems caused by traditional towers. The tower height is required to meet communication requirements.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: Approve

Any Conditions Attached: None

Signature: Michael Berry

Print: Michael Berry

Date: 11-20-2025

Docket #: BZA-1125-55-AG
Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No public safety issues presented

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No property value affects presented

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The height of the pole is dictated by the engineering design

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

[Signature]

Print: _____

Scott Bockoski

Date: _____

11/20/25

Docket #: BZA-1125-55-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. SPECIAL DESIGN OF ANTENNA
MIDIGATES ANY SAFETY ISSUES. ANTENNA NEEDED
TO IMPROVE PUBLIC SAFETY! ZERO FALL RADIUS!

This criterion has has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO ISSUES.

This criterion has has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO PRACTICAL DIFFICULTY OR HARDSHIP
NEEDS TO BE PROVEN.

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: APPROVED

Any Conditions Attached: NONE

Signature: Stephen A. Zell
Print: Stephen A. Zell

Date: 11-20-2025



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented otherwise.

This criterion *has* / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts presented otherwise.

This criterion *has* / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

The petitioner explained that a height @ or below 125' would not provide the necessary service.

This criterion *has* / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

Print: _____

Harrison Nassar

Date: _____

11/20/25

Docket #: BZA-1125-56-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

The tower design will not pose problems.

This criterion ~~has~~ has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

Adjacent property will not be impacted by the design of the tower.

This criterion ~~has~~ has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

To meet current regulations and design standards, this type of tower is required.

This criterion ~~has~~ has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approved

Any Conditions Attached: _____

None

Signature: _____

Michael Berry

Print: _____

Michael Berry

Date: 11-20-2025

Docket #: BZA-1125-56-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No evidence heard of any safety concerns

This criterion has / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No evidence presented of affect on property value

This criterion has / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

A monopole does not suit the design specifications

This criterion has / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

Print: _____

[Signature]
Scott Bockoski

Date: _____

11/20/25

Docket #: BZA-1125-56-AG

Valmont Telecommunications - Beck



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

NO ISSUES. SPECIAL DESIGN OF ANTENNA
MITIGATES ANY SAFETY ISSUES. ANTENNA
NEEDED TO IMPROVE PUBLIC SAFETY FOR
HAMILTON COUNTY NORTH. ZERO RADIATION.
FALL

This criterion has has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

NO NEGATIVE IMPACT.

This criterion has has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. *Practical Difficulty:* A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

NO PRACTICAL DIFFICULTY OR HARSHIP?
NEEDS TO BE PROVEN.

This criterion has has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approved

Any Conditions Attached: _____

NONE

Signature: _____

Print: _____

Stephen N. Zel
Stephen N. Zel

Date: _____

11-20-2025



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Cicero/Jackson Township Zoning Ordinance. The Board may impose written commitments and/or reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

- 1 The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Findings of Facts:

No facts presented otherwise.

This criterion ~~has~~ / has not been met.

- 2 The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Findings of Facts:

No facts presented otherwise.

This criterion ~~has~~ / has not been met.

- 3 The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Practical Difficulty: A difficulty with regard to one's ability to improve land stemming from regulations of this Ordinance. A practical difficulty is not a "hardship," rather it is situation where owner could comply with the regulations within this Ordinance but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

Findings of Facts:

Due to the Zone fall radius design, the manhole cannot be used.

This criterion ~~has~~ / has not been met.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Options:

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Approve

Any Conditions Attached: _____

None

Signature: _____

Print: _____

[Signature]
Harvey Kussner

Date: _____

11/20/15