



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Minutes
February 19th, 2026
7:00 p.m.

Roll Call of Members

Present:

- Scott Bockoski - Chairman
- Mike Berry
- Harrison Massonne
- Mark Thomas
- Steve Zell
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Cicero Jackson Township Planning Director
- Terri Strong - Recorder

1. **Declaration of Quorum** -Chairman Bockoski declared a quorum with 5 members present,
2. **Election of Officers**: Chairman Bockoski stated first order of business is election of officers for 2026.
Mr. Zell made motion to open meeting for the election of officers. Mr. Berry second. All present in favor.
Mr. Zell made motion to continue with the current officers for another year. Mr. Thomas second.
Chairman-Scott Bockoski
Vice Chairman-Mike Berry
Secretary-Harrison Massonne
All present in favor.
 Chairman Bockoski thanked everyone for their support.
3. **Approval of Minutes**
Mr. Berry made motion to accept minutes from January 22nd, 2026, as presented. Mr. Zell second. All present in favor.
4. **Old Business:**
Docket: BZA-0126-01-R5
Petitioner: James M. Watts
Property Address: 259 Iron Bridge Road, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 259 Iron Bridge Road, Cicero, IN 46034 to: Allow front yard setbacks for an accessory structure to be five (5) feet. Whereas Article 3.12 states that front yard setbacks shall be ten (10) feet when adjacent to a local road.

Mr. Zell made a motion to untable BZA-0126-01-R5. Mr. Thomas second. All present in favor.

Mike Watts 259 Iron Bridge Road. Put a carport up and filed for a permit, got permit, started construction and then was told to stop construction because one post was closer to road than thought. Moved the post back two feet and started construction. Chairman Bockoski questioned if structure was complete at this point. Mr. Watts stated yes. Mr. Zell questioned the post in question is 10 feet from the road correct? Mr. Watts-correct. Mr. Zell stated the paperwork you submitted to the Plan Director indicated you would be 12 feet, is that correct? Mr. Watts stated it was 8 feet and I moved it back 2 feet to 10 feet. Mr. Zell stated the original information in the application for a permit indicated that it would be 12 feet from the road, isn't that correct Mr. Zawadzki? Mr. Zawadzki stated that is what was on the original application. Mr. Zell stated they are just trying to understand, indicating there were several stop work situations. First verbal, second with a sign, and third time returning to stop work and the next thing it was complete. Mr. Watts stated he was out of the country at the time and his construction person continued on. Mr. Berry questioned information that Mr. Watts was emailed the stop work order, and



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even if out of the country you must have received it. Mr. Watts stated yes. Mr. Berry stated there were signs at the property as well, but they were removed. Mr. Watts stated the neighbor did that, contractor did not. Did not know which neighbor. Mr. Watts stated all the neighbors liked the project. Mr. Berry stated removing stop work order signs does not mean the project won't be able to continue it means at that time you should stop. Mr. Berry said if the neighbor isn't here to defend themselves, we don't need to discuss. Mr. Thomas questioned if the contractor saw the signs. Mr. Watts stated yes. Mr. Massonne questioned how many times stop work orders were posted on the project. Mr. Zawadzki stated one time posted. Mr. Massonne questioned accessory structure is five feet, 3.1 front yard setbacks are 10 feet, is it at 10 feet now. Mr. Zawadzki stated it is at 5 feet now. Mr. Watts stated 10 feet from the road. Mr. Zawadzki stated 10 feet from the road but 5 feet from the property line. The driveway extends into the right-of-way by approximately 5 feet. As explained the first day, that is very common and by itself not that big of an issue but the reason I stopped you the first day. Mr. Culp asked if Mr. Zawadzki talked to the contractor. Mr. Zawadzki stated yes. Mr. Culp asked if told the contractor there was a stop work order, (yes) before or after finished. Mr. Zawadzki stated after, then clarified that not after project was finished, they were gone, but after the stop work order was placed. Mr. Culp stated so even if the signs were removed, the contractor knew they were violating the laws. Mr. Zawadzki stated they were told. Mr. Culp stated ultimately the property owner is responsible for what happens on their property. Mr. Thomas asked who took the pictures of the stop work order signs. Mr. Zawadzki stated he did. Mr. Zell stated this is an issue of defying authority doesn't work. We take our ordinances seriously. Does not sit well with me (Mr. Zell) when Mr. Zawadzki our town authority is ignored. Mr. Massonne stated if he was a contractor and someone told me to stop I would, regardless if I was property owner or not. Mr. Zell questioned if running a business out of here. Mr. Watts stated just a carport, it's residential and just a carport.

Chairman Bockoski questioned if any more questions for the petitioner. Seeing no one, requested a motion to open public hearing.

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

No public comment.

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

Mr. Culp stated we are looking at this, regardless of how we feel about the petitioners conduct, we are working within the framework of the Findings of Fact. Whether or not he meets the criteria. I realize you all know that but for the record.

Mr. Massonne stated sympathetic that this has been built out, hard not to be, but feel Frank did everything in his effort to cease the action before it went too far.

Mr. Zell made motion to approve BZA-0126-01-R5 as presented, and do not expect any type of business to be operated out of this location. Mr. Massonne second.

Mr. Bockoski-no, Mr. Berry-no, Mr. Massonne-no, Mr. Thomas-no, Mr. Zell-no. Motion 0-5.

Chairman Bockoski stated that motion was denied, see Mr. Zawadzki for the next steps.

5. New Business:

Docket: BZA-0226-02-DC

Petitioner: Wildflower Studio - Matt & Vanessa Emery - Brett Morrow

Property Address: 110 W Jackson Street/Suite 300, Cicero, IN 46034

A Land Use Variance application has been submitted regarding the property located at 110 W Jackson Street, Suite 300, Cicero IN concerning Article 4.5 Downtown Commercial "DC" district standards of the Cicero/Jackson Township Zoning Ordinance to: allow a permanent cosmetics and fine line restorative artistry (tattoo) business in the Downtown Commercial "DC" district. Whereas a permanent cosmetics and fine line restorative artistry (tattoo) business is not listed as a Permitted or Special Exception Use in the Downtown Commercial "DC" district.

Docket: BZA-0226-03-DC

Petitioner: Wildflower Studio - Matt & Vanessa Emery - Brett Morrow

Property Address: 110 W Jackson Street/Suite 300, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 110 W Jackson Street, Suite 300, Cicero IN seeking relief from Article 7.7 Landscaping Standards (LS-01, LS-02, LS-03).



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Chairman Bockoski stated we will discuss the dockets together and vote on these dockets separately. Chairman Bockoski questioned what the landscaping standards are. Mr. Zawadzki stated all of them, cannot meet any of the landscaping standards.

Matt Emory 110 W Jackson St. representing the building. Raleigh Humphrey 507 W. Main St, Arcadia. Mr. Emory stated we have the ok from Brett to do business and rent the entire building. We sublease parts of it out. We have a tenant leaving and found new person to take over the lease upstairs. Ms. Humphrey explained she currently works at full-service studio and primarily runs cosmetic tattooing and peri medical. Work with people that have reconstructive surgery, and fine line tattooing. Use social media extensively, 12K followers. Schedule people with private scheduling, appointment not foot traffic. Primarily women ranging from 18-80/90. Currently working in Noblesville, would close that and move here. Could be good for other local businesses, many get food before and after.

Chairman Bockoski stated he was very familiar with the work she does, but petition has phase in quotations: tattoo and we see that 12000 people would be trying to fit in Suite 300. Can you explain the differences of tattoo parlor. Ms. Humphrey stated no means 12K coming to see her, they have seen my work or heard and follow me. Actual tattooing most of my work is very delicate work, memorial work. Faith and family based is the majority. Cosmetic tattooing is lumped under tattooing. Mr. Zell asked if it would be unfair to name your business a tattoo parlor. Ms. Humphrey stated yes. Mr. Zell expressed concern for some of the connotations. Mr. Zell asked if going to the Plan Commission for signage. Mr. Zawadzki stated have not submitted anything so far. Ms. Humphrey stated she does not intend on having a sign. Mr. Zell stated the packet does explain the fine art very well. Mr. Zell stated as we review we do have to see how line up with Comprehensive Plan. Mr. Zawadzki stated the addition of the word tattoo was his decision, didn't want there to be any confusion of the services. Concern for the public impression and if we trying to call something it isn't. Ms. Humphrey stated she tattoos her dentist, teachers, doctors, all members of professional community. Run at highest levels of sanitation, completed apprenticeship under a registered nurse of 10 years. Mr. Zell asked if plans to expands with employees. Ms. Humphrey stated she doesn't at this time but if she did it would be the same type of work, same quality. Mr. Berry stated you schedule your clients; will you have set hours or 24 hours? Ms. Humphrey answered operate 11:30-7 typically. Earliest 10, latest if super late is 8:30. Mr. Berry questioned retail business, not planning on selling products. Ms. Humphrey stated she does not retail anything, just service. Mr. Zell questioned how there is access. Mr. Emory stated the side door, have doors that lock to the kitchen but would have key or keypad to access upper levels. Mr. Massonne questioned if tattoo parlor is allowed anywhere. Mr. Zawadzki stated no. Mr. Massonne stated it would be a special exception then. Mr. Culp added several businesses in the area have similar foot traffic, beauty parlor with appointments. Mr. Massonne stated the Comp Plan, bringing in outside traffic into the businesses that are here. Mr. Zawadzki stated we considered calling it a professional office, as we use certification as part of definition. Which she has but was concerned the BZA would have concerns with tattoo. Brief discussion by Board members on landscaping and parking standards. Parking is within 600 feet. Mr. Thomas questioned advertising and appointments are all online. Ms. Humphrey stated no walk-ins, schedule appointments back-to-back, so no opportunity for walk-ins. Discussion on type of business versus others in Noblesville.

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

Casey McCarty 101 Coventry Way, Noblesville. Owner of Midwest Brow and Beauty in Noblesville where she is currently working under us. We are closing shop, so this is opportunity to launch off on her own. Wife is nurse that she worked under. If there are any questions about the way the business works, can answer. The appearance of the business is all white walls, clean, very quiet, by appointment only. Probably 95% women clients, range from younger to grandmother type that may be looking for cover for damage.

Don Humphrey 15131 Charleston Drive Noblesville. Dad is the enemy of what you are talking about being concerned with. She will be a great addition to the community. Super proud of her.

Mr. Zell made motion to close the public hearing on these two petitions. Mr. Massonne second. All present in favor.



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Mr. Zell stated he learned things tonight and thanked the petitioner. Mr. Massonne stated he felt she would bring people to town. Chairman Bockoski stated if not approved, could have take to portion of tow where approved, which is nowhere. Landscaping standards for where we are at.

Mr. Massonne made motion to approve BZA-0226-02-DC with no conditions. Mr. Thomas second.

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

Mr. Massonne made motion to approve BZA-0226-03-DC as presented. Mr. Berry second.

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

6. **Plan Director's Report:** Mr. Zawadzki summarized report as follows: January 2026 permit revenue \$9821.86, same for YTD, compared to 2025 of \$2997 same for YTD. That is a +\$6824.86 in revenue. Issued 12 building permits, 9 in town, zero new homes, additional 3 in township, and zero new homes. Estimated cost of projects \$58725. Started using new system and they are included. Several bugs with the system but working on them. Plan Commission scheduled for next month is cancelled due to lack of business. Monitor was used to showcase new report.
7. **Chairperson's Report:** No report.
8. **Legal Counsel's Report:** Mr. Culp stated the Plan Commission has decided to not read letters into the minutes. That was an innovation adopted during COVID. A way for people that weren't comfortable in public to still express concerns. Most of the time it wasn't a problem to read them in. However, one project was over 70 letters to be read. They have decided not to read them in, they will still be given to the Plan Commission members, still be part of the record. The purpose of the letters is to get the information to Board members, perhaps things you wouldn't know. What the Plan Commission has decided to do is require letters to be in by 10a.m. the Monday before a meeting. That will give Frank and staff time to get them out by end of day or if a holiday the end of the following day. That should enable the PC members to have time to review. If letters are received prior to packets going out they would be included in the packets. Letters would be received in two batches. If the BZA would adopt it as well it could be Tuesday and in the packet. Mr. Zell stated he thought it was good and some of the long meetings are hard. Mr. Culp stated the last thing is they would also be posted online, Listserv. Mr. Culp stated the BZA controls their own Rules and Procedures but if they are interested, I am drafting written version for the PC to review and adopt. If you are interested you can do the same for yourself. Mr. Zell felt it was a good idea. Mr. Massonne stated he agrees with being consistent. Chairman Bockoski stated he needs to hear what the public has to say, would like for PC to have a time rule. Mr. Culp stated they do have a rule, two minutes and one time to the podium, pretty much the same as here. Mr. Culp added part of the concern here is we get 80 letters and you read them at home it doesn't make our meeting last longer. But if we get 80 letters on top of 100 or so people in person that can add hour or 2 to the meeting. Everyone can be heard in person that is here and wants to speak. Without being 11-12 a.m. Mr. Berry if someone writes a letter, can they come to the meeting and read the letter? Mr. Culp replied they can, but they have two minutes. This came up recently with an eight-page letter, you read two minutes worth. Submitting a letter does not preclude you from speaking. Mr. Zell stated he didn't see too many negatives to this procedure. Mr. Thomas questioned if the BZA is limited to the same two minutes. Mr. Zawadzki stated the BZA has the right to make it whatever they want, but the PC has put two minutes on it. Mr. Culp stated if you have two people and you want to allow five minutes you can do that, we have just set two minutes as part of Rules and Procedures. Chairman Bockoski stated he wants and needs to hear what the public has to say but in essence of time need bullet points at the podium and feels that is ample time. Mr. Zawadzki stated he felt this hits all the bases, public still has voice, you can read, and they can still come and speak for two minutes if they want. Mr. Thomas stated opportunity to see the letters and perhaps ask other questions.
9. **Board Member Comments:** Mr. Massonne questioned if Frank has seen the 236th area across from Prater and Sons or perhaps the street department needs to be involved. It is crumbling pretty bad. Mr. Zawadzki stated he would send message to Utility Department.



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10. Next Planned Board of Zoning Appeals Meeting:

March 19th, 2026

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

Chairman: _____

Secretary: _____

Harrison A.

Date: _____

3/19/26

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 Massonne - Council President Appointment - Term 01/01/2026 - 12/31/2029
- Mark Thomas - Plan Commission Appointment - Term 01/01/2024 - 12/31/2027
- Steve Zell - Council Appointment - Term 01/01/2026 - 12/31/2029