



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

**Board of Zoning Appeals Agenda
March 19th, 2026
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

3. Old Business:

1 year follow up for Wolly Yak Farm

4. New Business:

Docket No: BZA-0326-04-R3

Petitioner: Cicero Christian Church

Property Address: 1715 Stringtown Pike, Cicero, IN 46034

A Land Use Variance application has been submitted regarding the property located at 1715 Stringtown Pike, Cicero, IN to: allow a not-for-profit community garden, whereas Article 3.7 of the Cicero/Jackson Township Zoning Ordinance does not list a not-for-profit community garden as a permitted use or a special exception use in the "R3" district.

Docket No: BZA-0326-05-R3

Petitioner: Cicero Christian Church

Property Address: 1715 Stringtown Pike, Cicero, IN 46034

A Development Standards application has been submitted regarding the property located at 1715 Stringtown Pike, Cicero, IN to: allow an accessory structure in front of the primary structure. Whereas Article 7.5 Accessory Structure Standards (AS) of the Cicero/Jackson Township Zoning Ordinance states that an accessory structure shall only be located to the side or rear of the primary structure.

Docket No: BZA-0326-06-R3

Petitioner: Cicero Christian Church

Property Address: 1715 Stringtown Pike, Cicero, IN 46034

A Development Standards application has been submitted regarding the property located at 1715 Stringtown Pike, Cicero, IN seeking relief from Article 7.21 Fence and Wall Standards (FN) to allow a fence in the front yard to exceed three (3) feet. Whereas Article 7.21 Fence and Wall Standards (FN) states that a fence in the front yard shall not be greater than three (3) feet in height.



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5. **Plan Director's Report:** See packet.
6. **Chairperson's Report:**
7. **Legal Counsel's Report:**
8. **Board Member Comments:**
9. **Next Planned Board of Zoning Appeals Meeting:**
April 16th, 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 01/01/2026 – 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



**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: _____

Date: _____

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



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Board of Zoning Appeals Minutes
February 20th, 2025
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 all members present.

Mr. Zell suggested this time to amend the agenda to include election of officers for 2025.

Chairman Bockoski made motion to amend agenda to allow for election of officers for 2025. Mr. Massonne second. All present in favor.

Mr. Zell indicated starting with Chairman the need for nominations.

Mr. Berry nominated Mr. Bockoski for Chairman for 2025. Mr. Thomas second. All present in favor.

Mr. Zell indicated the need for Vice-Chairman nominations.

Mr. Zell nominated Mr. Berry for Vice-Chairman for 2025. Mr. Massonne second. All present in favor.

Mr. Zell nominated Mr. Massonne for Secretary for 2025. Mr. Thomas second. All present in favor.

2. **Approval of Minutes**

Mr. Zell made motion to approve Minutes from December 19th, 2024, as presented. Mr. Berry seconded. All present in favor.

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

4. **New Business**:

Docket No: BZA-0225-04-DC

Petitioner: Stellhorn Cicero, LLC

Property Address: 109 W Jackson Street, Cicero, IN 46034

A Development Standards Variance Application has been submitted concerning Article 10 of the Cicero/Jackson Township Zoning Ordinance – Permanent Projecting Sign Standards in order to: allow a projecting sign taller than fifteen (15) feet; to allow two (2) projecting signs and to allow a projecting sign to protrude more than eighteen (18) inches from the wall it is attached. Whereas Article 10 states that a projecting sign shall not be taller than fifteen (15) feet; that the maximum quantity shall be one (1) per tenant and shall not protrude more than eighteen (18) inches from the wall it is attached.

J.R. Frieburger 109 W. Jackson is business, residence is 4020 E. 236th Cicero. Received variance first time and while the sign didn't work. This revision is where we landed. Raised it up, cosmetically, where we think it would work. Chairman Bockoski asked if any questions from the Board. Mr. Zell stated from what he sees he feels it fits the area and is tastefully done. Mr. Massonne stated he was not a fan of the one on Jackson St. this one is better. Chairman Bockoski added that



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this could be considered a corner lot, so do not see issue with the second sign on the other street. Mr. Freiburger front door will be on Byron St. Mr. Berry asked if it was illuminated. Mr. Freiburger stated yes, self-illuminated. Front has canned lights in canopy. Mr. Berry questioned when closed would the signs be off. Mr. Freiburger stated would go off after hours. Mr. Zell questioned Mr. Zawadzki if had been to Plan Commission. Mr. Zawadzki stated PC had approved the aesthetics of the sign. Mr. Thomas questioned the sign on the front door, is it affixed to the building. Mr. Freiburger stated yes would not swing back and forth.

Mr. Massonne made motion to open public hearing. Mr. Zell second. All present in favor. Chairman Bockoski stated the BZA is a quasi-judicial branch of the local government. The Board will be discussing items listed on the docket and issues or stipulations to consider for each item on the docket. All comments or questions should be addressed to the Board and its members as opposed to others. Attendants must sign in to speak. Each attendant must state their name and address each time to the podium, each person is limited to three minutes. Each item on the docket typically has a portion set aside for the public hearing, if a person wishing to speak it is not necessary to restate those points in their entirety. Simply agree with the other person's comments and move on in the interest of time. Reminding everyone our motions are made in the affirmative, it doesn't mean the vote will be affirmative, but motion will be.

Chairman Bockoski asked if anyone here to speak for this particular docket to step forward.
No public comment.

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

No other board member comments. Chairman Bockoski noted that stipulations appeared to be covered by Plan Commission.

Mr. Zell made motion to approve BZA-0225-04-DC as presented with condition of lighting being programmed for night brightness, to be monitored by Mr. Zawadzki. Mr. Massonne second.

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

Docket No: BZA-0225-05-AG

Petitioner: Eric & Alicia Robinson

Property Address: 23320 Cammack Road, Cicero, IN 46034

A Development Standards Application has been submitted regarding the property located at 23320 Cammack Road, Cicero, IN 46034 to: allow a twenty-one (21) foot side yard setback. Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance requires a thirty-five (35) foot side yard setback for a secondary structure in the "AG" district.

Docket No: BZA-0225-06-AG

Petitioner: Eric & Alicia Robinson

Property Address: 23320 Cammack Road, Cicero, IN 46034

A Development Standards Application has been submitted regarding the property located at 23320 Cammack Road, Cicero, IN 46034 to: Allow an accessory structure to be twenty-four feet (24) eight (8) inches in height. Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance limits the height of an accessory structure to twenty-two (22) feet in the "AG" district.

Chairman Bockoski stated will discuss together but vote on separately.

Eric and Alicia Robinson 23320 Cammack Road, Cicero. I have applied for variance to allow to have a barn. This is to house camper and potentially a larger camper. Also helps to keep the yard tidy by having storage room, as well as cars for teen children. Mr. Robinson stated the height overage was 2 feet 8 inches. Chairman Bockoski verified that there is another accessory structure that would be removed. Mr. Robinson stated there is a small barn a woodshed that would be removed in the spring. This would not be attaching to that, it would be attaching to the current barn. To get the tie-in with the existing structure we have to do the side walls getting us to the height. Chairman Bockoski verified the drainage board has signed off.



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Mr. Robinson stated yes and was in your packet. Chairman Bockoski restated that this would be attached to the existing barn. Mr. Robinson stated yes, told we needed 20-foot-side walls, other designs did not work. Chairman Bockoski questioned why not on the other side, due to septic? Mr. Robinson stated no, backing into the existing structure requires a turn, a larger RV would have to go between the house and barn at a turn. Septic is in northeast corner of property. Mr. Berry questioned what utilities would be in structure. Mr. Robinson stated lighting possibly in future, cold storage, concrete slab, no insulation at this point. Chairman Bockoski verified no business out of structure. Mr. Robinson stated no.

Mr. Zell made motion to open public hearing. Mr. Berry second. All present in favor.

No public comment.

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

Chairman Bockoski asked if any stipulations for this docket.

Mr. Massonne made motion to approve BZA-0225-05-AG as presented. Mr. Zell second.

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

Mr. Thomas made motion to approve BZA-0225-06-AG as presented. Mr. Berry second.

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

Docket No: BZA-0225-07-R1

Petitioner: Ben & Carrie VanAlstine

Property Address: 87 Cedar Lane, Cicero, IN 46034

A Development Standards Variance application has been submitted for 87 Cedar Lane, Cicero IN, 46034 regarding Article 7.5 of the Cicero Jackson Township Zoning Ordinance to: allow an accessory structure to extend in front of the primary structure. Whereas Article 7.5 Accessory Structures (AS-02) of the Cicero Jackson Township Zoning Ordinance states that an accessory structure shall only be to the side or rear of the primary structure.

Ian Heuer 121 Peru Street Cicero. Addressed site information using monitors. Working with VanAlstine to build a home, have powerlines going through property at 87 Cedar Lane. Not a ton of buildable area, after positioning house, realized the structure is on a part of the bank that is compromised. Asking for 15 feet to pull structure forward. Building will be consistent with existing structure.

Carrie VanAlstine 1060 Cape Coral Dr. Currently on north end of lake and wanting to move to the Forest Bay area. Nature of the land do not have a garage, need boat storage, tractor storage.

Chairman Bockoski questioned 10 feet in the front of house. Can not see from street. Chairman Bockoski verified able to comply to ordinance requirements for materials.

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

Mr. Zawadzki read letter of support Steven Hailey 4 Cedar Lane Cicero. *(letter added to file)*

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

No further Board questions.

Mr. Massonne made motion to approve BZA-0225-07-R1 as presented. Mr. Zell second.

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

Docket No: BZA-0225-08-AG

Petitioner: Christopher & Catherine Lammer

Property Address: 2860 E 266th Street/3124 E 266th Street, Arcadia, IN 46030

A Land Use Variance application has been submitted regarding the property located at 2860 and 3124 East 266th Street, Arcadia IN, 46034 to allow an Agritourism Ranch and Winery with retail sales and outdoor seating in the "AG" district. Whereas: Article 3.1 of the Cicero/Jackson Township Zoning Ordinance does not list Agritourism Ranch and Winery with retail sales and outdoor seating as a Permitted Use or a Special Exception Use in the "AG" district.



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Kevin Buchheit, Attorney 12800 N. Meridan St. Carmel, IN representing Chris and Cathy Lammer 16299 Seminole Road, Noblesville. Mr. Buchheit started with handouts, 118 different emails received in support of projects, and letters from Dr. Gabriel Small with Animal health and Speaker Huston. All items are in support. Mr. Buchheit went through the packet of information starting with a description of the property, 23.5 acres, indicating GIS location. Project includes educational perspective of wooly yaks as well as locally produced wines. Mr. Buchheit continued by explaining Agritourism is not listed as a special use in the ordinances therefore variances are required. Benefits to Agritourism were shared. Hamilton County supports Agritourism and closeness to 236th is benefit. Page six explains this is a working farm with Agritourism potential, very personal to the family. Farm type animals would be yaks, sheep and other small animals. Fibers from animals as well as trees that bear fruit would be produced. Potential of case studies for educational purposes. Workshops as well such as canvas and wine. Expect 6-8 employees, and opportunities for special needs individuals. Days of operations would be closed to public but available for tours, Wed-Thurs 8am-9pm, Fri-Saturday 9-10pm. Friday and Saturdays would offer music offerings, stage would be oriented away from existing residences and would abide by noise ordinances of Hamilton County. Sunday hours would be 9-9pm with acoustic music offerings. All the hours would be maximum hours. Tab 5-site and building graphs were shared, including area closed to wine. Building diagrams have not changed from last year's presentation with the tasting room. Emphasis on the hour's changes, music changes, lighting changes from last year's presentation. Findings of Fact and business plan shared. Emphasis on Agritourism, ag area, and the zoning doesn't allow an area for Agritourism currently in the district. Comparison to Comp Plan was highlighted. Anyone wanting to provide Agritourism opportunities would have to seek a Land Use variance.

Mr. Berry stated he had questions. Is the wine to be made on the property for the tastings? Mr. Buchheit stated eventually yes. Mr. Berry assume would follow state regulations for making and bottling wine. Mr. Buchheit stated yes. Mr. Berry asked what happens to the animals at night, where do they go. Christopher Lammer 16299 Seminole Road, Noblesville. They are barns on site, due west of the pond, currently there they are at another site. Don't typically require to be in a building each night. Mr. Berry asked if there was a caretaker at night. Mr. Lammer stated yes there will be. Mr. Berry questioned 24/7. Mr. Lammer stated yes there will be. No one visits the property in Sheridan overnight. Mr. Berry questioned if an animal get ill what would be the plan, would they stay on site. Cathy Lammer 16299 Seminole Road, Noblesville, we utilize vet in Sheridan and would do what they advise. Mr. Berry stated he questioned due to chicken flu and is not familiar with yaks and what they are susceptible to. Mrs. Lammer stated it would be similar to cows.

Mr. Zell questioned how many yaks there are on this property. Mr. Lammer stated four for now. Mr. Zell questioned if he planned to grow that number. Mr. Lammer stated have a contact with animal science experts at Purdue, that our animal pasture on the east side, would be able to accommodate 10 yaks. Mrs. Lammer stated have area that could be fenced to grow. Mr. Lammer stated area fenced could grow to that and understand would need to come back if moved beyond that area. Mr. Zell asked for a summary of the major differences of what was presented now and the first time. Understand the music differences. Mr. Buchheit stated not much has changed but more detail in the presentation, such as the hours of operation and the music details.

Mr. Massonne questioned after skimming through emails, do you know how many are from this area. Mrs. Lammer stated about dozen. Mr. Massonne stated 5 with Cicero address and 3-5 with Arcadia/Atlanta out of 118. Mr. Zell stated a lot from Westfield. Mrs. Lammer stated but all from the county. Mr. Massonne emphasized that Cicero/Jackson Township Planning was separate from the County.

Mr. Zell questioned lighting since there were hours going into the nighttime, what major lighting has been planned. Mr. Lammer stated it would not be bright, security lighting, some that is dusk to dawn. Mr. Zell expressed concern for safety with a gravel lot, as well as light pollution to the neighbors. Mr. Berry stated about your hours, you indicated seasonally adjusted, will they be adjusted for any events. Specifically extended beyond stated hours. Mr. Lammer stated that they would not, the hours are maximum hours we would have. Mr. Thomas questioned amplification on Fri/Sat nights only. Mr. Lammer stated yes. Mr. Thomas questioned the one entrance/exit. Mr. Lammer stated yes. Mr. Thomas stated the future pasture you would remove the pecan grove. Mr. Lammer stated no, plan would be for a form of agroforestry where the property is utilized for dual purposes. For forestry and livestock. And no to goats when asked. Mr. Zell questioned the use of 266th for delivery purposes. Mr. Lammer stated don't believe there will be a lot, do not expect a lot of other sales



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beyond the wine, and it is limited to sales to Indiana rules. Expect deliveries twice a year. Mr. Zell stated you mentioned prepackaged food and beverages, promotional items which raised the question of traffic. Mr. Lammer stated he didn't feel there would be much sales outside of wine but hard to tell at this point. Mrs. Lammer stated local items from artisans such as honey which would not be coming in by truck.

Mr. Thomas stated the amount of hours make it seem like much higher volume than just a few trucks. Mrs. Lammer stated the wine is extremely expensive for shipping so would limit to two times a year. Also, limited on the amount of wine we can sell until we produce our own. Hours may be exaggerated because of being maximum. Mr. Lammer stated mostly farming hours. Hours discussed again as maximum and mainly summer.

Mr. Massonne questioned 266th and access. Mr. Thomas stated 266th is going to be an overpass and only access would be 236th and 276th from US31 to get location. Mr. Massonne stated in the application and the presentation has development in support of local planning efforts along the corridor. He didn't find where 266th was a development area. Mr. Buchheit indicated the thoroughfare plan. Mr. Culp answered talking about information from different sources of information. Mr. Zell felt the Board would have indication of development that was being planned and there is none. Mr. Massonne stated Comp Plan is very strategic and that would be a unique place for development.

Mr. Thomas asked on a typical Fri/Sat how many cars per day or evening for an event. Mr. Lammer stated parking lot would be about 50 cars. Mr. Zell asked if any statistics that would indicate in state of Indiana, what typical growth of that type of business (Agritourism) would have in 5-10 years. Mrs. Lammer the point of the property is not to be big exciting with toys for kids etc. but a place to relax and enjoy the countryside. Mr. Zell questioned as a business owner you might have some type of expectation for growth. Mrs. Lammer stated it is a for profit business, but not a get rich quick business. Do not plan on expanding the parking lot, want a serene environment. Mr. Lammer stated the orchards are a high priority and there is only so much space.

Mr. Massonne expressed that he was on the Board last time and while thinking a great idea, one of the things is the impact on the neighbors. Last time it was around the Eclipse and was detrimental to your petition. Want to hear from neighbors. Will you live on the land. Mrs. Lammer stated someone would reside there.

Chairman Bockoski asked for them to run through a special event, how would it go throughout the day. Mrs. Lammer stated she thought we would have an Easter Egg Hunt, one session for small kids, one for older kids for the community. Mr. Lammer state we also have one-one workshop. Approximately 20-25 people. Workshop and wine, arts and crafts etc. Chairman Bockoski stated what about a music event. Mrs. Lammer stated live music on Fri/sat mostly, with exception of Mother's Day which would be acoustic. Music would stop half hour before closing. We will comply with ordinance. Chairman Bockoski asked if bands would bring their own speakers. Mr. Lammer stated we would be looking to imitate what other area wineries do with music. Usually involves one or two individuals only with no amplification. We reworked to respect the concern for noise. Mr. Thomas questioned waiters and menus. Mrs. Lammer stated no.

Mr. Massonne stated we don't have this listed in our ordinances. Closest is the neighborhood commercial. Discussion ensued on the Comp Plan (2015) page 44 and 47 both mentioned in discussion in trying to determine where the Plan would like to see tourism developed in Cicero. Page 80 discusses preserving Jackson Township. Mr. Massonne stated his opinion and interpretation of the is that a commercial business does not fit in the location based on the 2015 Comp Plan. Mrs. Lammer stated she feels this is an ag business not a tourist business in downtown Cicero, emphasis on if this business was placed downtown Cicero it would not be appropriate, but this location would. Mr. Buchheit stated this operation is a reflection of the agriculture history and culture of the township. This is a preservation of an agricultural operation that offers the opportunity for tourism, education and relaxation. Any one project is not going to hit all the marks of the Comprehensive Plan, but this hits most. Mr. Buchheit stated he appreciated the research that was done by Mr. Massonne.

Mr. Massonne questioned when the house was purchased. Mr. Lammer stated February 2024. Mrs. Lammer stated this concept is not new to us, it is done on our property in Sheridan. But it is just very expensive to build buildings on.

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

Chairman Bockoski stated anyone wanting to speak on this docket to step to the podium. Please state name and address for the record and limit to three minutes.



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Terri, Gordon and Jack Smith 1180 Coral Springs Cicero. Met Cathy and Chris through social group for support of children with disabilities. Difficult to find employment opportunities for family members especially in Northern Hamilton County. Hoping to take into consideration the employment opportunities and feel fits in the area, with the farm market and such.

Gordon Smith added Beck's has a museum, so this is not the first time you would have a business that is not related but designed to bring in tourists. This does fill a need that is not available in the area.

Dan Davis 2181 E 266th St. Three doors to the west of the property. Love the property here in support of the project. Mr. Davis addressed the light pollution but see Beck's lights every night, do not put animals in every night and don't see why they would need to do that either. It is still a farm. There are animals out in the area already, we all would help each other out. Would prefer to see this successful business than a Walmart, or dump in the industrial area behind me. Not concerned for the music.

Jim McKinna 3216 Elkhart W.Lafayette, IN In support. Knew the original owner of the property. Planted the trees on the property, professional tree leader. Private business now, helping people with the orchard. Pecan trees value is phenomenal. Utilized building without wine etc., for winter meeting/education.
Xihynan Shi 424 E. Sullivan Ave, Indianapolis In support. Work for 501C3 in support of agroforestry in Midwest. This is a legitimate practice of agriculture. Example shared brought revenue to the community wanting to see the trees. Have had two other farmers contact using Woolly Yak as example of what they would want to do with trees.

Todd and Sherry Snow 872 River Bay Dr. Indianapolis also own business in Arcadia. Admire property as we drive along 266th. Share support of entrepreneurial spirit.
Sherry Snow while we moved away from farm life however we enjoy going to the farm locations in the area that are available for learning opportunities. Fully support.

Kimberely Chance 3116 E. 246th about two miles south of project. While have met Chris and Cathy and toured the property, love the animals, love the property. However this Board needs to consider the community they serve, which is Jackson Township. Concern is not with the animals, trees, the biggest concern is the music. Deer Creek is an example of what the noise ordinance allows. Comprehensive Plan is scheduled for public hearing and have looked at agritourism and everyone's desires. Back to the hardship issue indicated with McClures just because not listed doesn't mean it should be approved.

Amanda Egler 5228 E 225th St. Noblesville, this is Jackson Township. Farm directly around this property. Pro agritourism, pro farming, NOT for live music every Friday and Saturday nights in the country. Need to look at looking closely at agritourism and the 2015 Comp Plan. Discourage spot zoning. Does not see anything changed from last April, no large concerns, variance was denied yet still building brand online. Get framework in place then come back once agritourism has been addressed.

Mr. Zawadzki stated if no others to speak have a stack of letters to read. (*Letters become part of file and recorder summarizes for minutes*)

Kent Philgens- In support of Woolly Yaks, orchards needed in IN.

Dr. Gabrielle Small-Greenfield, IN—In Support of project, economic and educational impact, unique tourism destination, addressed concerns for health of animals.

Erin Pinter-In support-economic driver, unique opportunity for tourism, educational opportunities, attraction of unique birds, location in relation to Grand Park marketing opportunities.

Sherry Snow-In support of rezoning for farm. Believe an attraction to Arcadia businesses.



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Randy Shamburg-Lebanon- Strong Support. Economic and cultural impact to township. Denying it could limit economic development.

Heather D'boa- Cicero-Clarify that residents are in favor of projects like this. Support of project. Lack of fees to attend for educational group such as Girl Scouts.

Catherine Hornpouts-Sheridan In support. Unique therapeutic opportunity, support local, learn about animals

Todd Huston-Indiana Speaker, Indiana House- In Support of project. Unique opportunity supporting agritourism. Concerns existed in April of noise, traffic, convinced Lammers are committed to finding mutual beneficial solutions to the concerns. Sustainable educational businesses are needed.

Kim Irving- Noblesville-In support of project. Lavendar in the spring

Carl (?) From New Mexico. In support of project. Visitors to area often and would like to see project in action

Don Lintz 26640 Anthony Road, Live next to it. Do not want alcohol in area, traffic, noise. Do not approve.

Cedar Road Westfield, In support of project. Tons of opportunities beyond yaks and wine.

Cortney Knoll- In support of project. Therapeutic opportunity.

Deidre Ray-In support of project. Visited last year, clean area, kid friendly, farm learning opportunity.

Carly Fulton-Plainfield-In support of project. Place to hang out with children

Emily Mraz- Cicero- In support. See many benefits, another source of produce, place to gather, opportunity for son with autism.

Amy Cooper-Cicero – In support. Opportunity to see working farm, yaks, purple martins

Shawn Duncan-Fishers-In support. Highlight of previous trip. Unique experience.

Brenda Jeffries-Westfield-In support. Would like to visit and will attend concerts similar to Blackhawk Winery.

Sofie Abel-worked the eclipse event last year. Confident that it was done with integrity. Unique addition to Hamilton County.

Christian Abrams-Jackson Township resident. In support of Wooly Yak. Small business with local people. Does not see an impact to traffic in area. Look forward to artisan market shopping.

Katie Rogers-Noblesville-In Support. Local farming and willingness to share learning opportunities with others.

Jay McKinney 266th Arcadia- Live within 1500 feet of farm. Opposed to Land Use Variance for project. Concerns for protection of farmland and spot zoning. Setting a precedence for future commercial businesses within township and spot zoning. Concerts venue is conflicting with zoning ordinance in the AG district. Production of farm crops and animals does not fit with the alcohol consumption. Concern for accidents at US31 and 236/266/276 with farm community.

Amelia Roberts- Arcadia Opposed to project. Integrity of the area compromised, events and with alcohol. Not a lot of public transportation and impact on residents.



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Mr. Culp questioned if these letters were received after the packets went out. Mr. Zawadzki stated correct, had not seen the other letters until presented tonight. Mr. Berry questioned recognizing one or more as part of the packet. Others agreed. Mr. Culp stated at the Boards discretion as you received the packet in time to study. Chairman Bockoski stated he had a chance to go thru them, feel like has been represented, did pay attention to addresses.

Chairman Bockoski questioned Mr. Culp if there is a precedence of asking the public for more thoughts. Has it been done or can we do tonight? There are a couple of individuals that were against and wanted to ask them questions. Mr. Culp answered the Board has the right to ask follow-up questions. Mr. Culp stated if you have a point of clarification, certainly. Chairman Bockoski stated the public has the right to not answer.

Chairman Bockoski asked to either of the members of the public that are against, are there any scenario that is acceptable around music? The music and safety around drinking seem to be the two major issues being heard. Don't have to answer but curious.

Amanda Egler 5228 E 225th-no amplified music changes dynamics of the farm. Band playing and 50 cars at once. Not been through the ordinance is the issue. Amplified music will impact neighbors, especially every Fri/Saturday is an issue. Chairman Bockoski questioned if the amplified is the hard no. Ms. Egler stated a guitar is not an issue, amplified it and it is.

Kimberly Chance-3161 E. 246th-Would agree with the amplification. In country in Jackson Township, we have no issue with a graduation party with music on occasion but if my neighbor had music every weekend I would object. Chairman Bockoski thanked the individuals, the Board appreciate the publics opinion and weighs heavy on us.

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

Chairman Bockoski asked the Board if they have any follow up questions for the petitioners.

Mr. Buchheit stated the Comprehensive Plan is an important document to the town and reviewing do we hit the majority of points in the plan. Think we are talking about two different situations. A concert/performance versus what you see at a winery-typically background music. Mostly for atmosphere. Limiting performance to two hours. Question that folks go to a winery to get drunk, they go to taste and buy a bottle they enjoyed. This is an agricultural versus a commercial event. It is not a spot zone; we are not rezoning the property just looking at additional Land Use for the area.

Mrs. Lammer addressed the concern for serving intoxicated people. Transportation concerns, there is UBER. Trees are buffer for decibel sounds; our evergreens will make a difference. Stage in the middle of the property to be able to use nature to lower the sound spread. No intention of concerts just to have music.

Mr. Buchheit stated he conferred with Mr. Lammer and if amplification is a real concern they are willing to ensure no amplification of music for your consideration.

Chairman Bockoski stated thank you that was going to be asked.

Mr. Zell speaking for myself, has a lot more positive support than we heard in April, emphasis on education was stronger this time, emphasis on employing those with disabilities is big for me, it is a rural type of business until you add the music. Appreciate taking out the amplified music from the equation. Do not see the wine as an issue.

Mr. Berry commented that relating to the stack of emails, more than 95% were not from Jackson or Cicero. Plainfield, New Mexico, Westfield, any place but from here. Understand people want to come visit, but again people that were supportive were not from here. We will come visit but would they want in your backyard. The other question for the Board. What happens in three/four years if this business doesn't make a go? Are they able to sell to someone else to make it a go?

What happens if it fails, what happens to the property then. Mr. Lammer stated if as a business the concept fails, it would remain a working farm. There are very valuable orchards on site that are producing or on the cusp of producing. Mr. Thomas asked if the agribusiness more than works out? Parking lot of 50 cars, interest from around, what is plan beyond.

Mr. Buchheit answered would come back, there is minimal space to grow beyond. Wine tasting is 24, spaces are in place already. Mr. Thomas stated 50 cars and not growing beyond. Mr. Zell stated he learned tonight the value of the trees. Also made connections with the professional community, do not recall those resources at the previous presentation.

Mr. Buchheit asked for small amp/microphone would be acceptable, if not would step back from it. Mr. Berry added regarding sound, I live on the lake, and there are times when boats come down the lake and we have to stop talking until



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they pass. Been to meetings with law enforcement asking what can be done. The answer is hard to measure/enforce. Not a band one or two people, it can be loud. Can not be enforced, we have to take your word for it that it would not happen. Mr. Buchheit answered monitoring noise is a specialty, equipment/time. In consideration we will take it off the table. Mr. Massonne asked what the property is being used for currently. Mr. Buchheit agricultural, sheep, and trees are there as well. Mr. Massonne asked if considered removing the winery portion and concentrate on the agricultural education piece rather than the entertainment piece. Mr. Lammer stated has to be a margin to take care of the overhead. We have vineyards in Sheridan on a 20-acre farm.

Chairman Bockoski questioned if can revoke a variance. Mr. Culp stated you cannot just revoke out of the blue, you can if non-compliance issues. Violations of conditions, intentionally misrepresentation of presentation. Frank would start the process. Chairman Bockoski questioned if a revisit within a timeframe, say a year, if a stipulation that we revisit the petition is this possible. Mr. Culp stated he doesn't recall if we have. Mr. Zell stated he recalled doing a six month or year review. Chairman Bockoski stated if they are outgrowing such as Mr. Thomas questioned. Mr. Culp stated if they did without coming to us they would be in violations, would suggest a condition is restricted to current site plan. If they wanted to modify they would have to come back to us, present as a modification of conditions, legal notice and all procedures. Example if expanded parking would be a violation. Chairman Bockoski stated that was a concern, with 118 emails showing interest. Amplification should be considered heavily. Mr. Zell concurred that amplification was number one concern. Chairman Bockoski stated a concert venue is not what he is hearing from the petitioner. Mr. Culp added he does recall a violation that was a review. Discussion on process explained if complaints.

Mr. Zell stated he has three conditions to summarize: no amplification of music or any kind, restricted to current size 23 acres, petitioner would return in one year for review with plan director. Mr. Culp stated to be clear it is the site plan discussed/presented tonight. Mr. Buchheit questioned whether administration review or to the Board. Mr. Culp if passed, in front of the Board for administration review.

Chairman Bockoski stated he wanted to stress, we are in unchartered territory, you presented a great argument/petition tonight. There is a lot riding if this is approved tonight. It is important to us.

Mr. Massonne made a motion to approve BZA-0225-08-AG with the following conditions: no amplification of noise, property is to remain per submitted site plan unless new variance is applied for, and twelve months review with the BZA, the variance goes with the owner not the property. Mr. Zell second.

Mr. Massonne-not approved, Mr. Thomas-not approved, Mr. Bockoski-approve, Mr. Zell-approve, Mr. Berry-approve 3-2

Chairman Bockoski stated motion is approved and you will need to see us in 12 months. Mr. Buchheit stated his appreciation to the Board.

5. Plan Director's Report: Mr. Zawadzki stated report enclosed in your packets, giving highlights. January 2025 permit revenue was \$2997, compared to January 2024 of \$2401, difference of \$596. Permits issued were 14, Cicero 10/0 new homes, Township 4/0 new homes. Estimated cost of projects \$473,981.

Also looking for applicants for Qualified Individuals March 11 IDEM training if anyone knows of anyone, can get the information to them. Mr. Zawadzki explained that IDEM and Construction and General Storm Water Permit now requires trained individuals to be on site. The training is available to contractors, town officials, inspectors, developers. Chairman Bockoski asked for expansion on applicants for qualified individuals training. Mr. Zawadzki stated IDEM has expanded requirement to require on-site individual that would assess storm water barriers. Municipalities are also required to attend. Two of our local contractors already have the certification.

6. Chairperson's Report: Chairman Bockoski stated thank you again this evening. Encourage and appreciate your voting the way you feel.

7. Legal Counsel's Report: Mr. Culp no major news. As of January 1, Adams Township is operating under the jurisdiction of Town of Sheridan. They are starting with Hamilton County zoning ordinance until they make adjustments. Changes for us is only if we get calls direct them to Sheridan instead of County. The Town is moving forward on the sewer project. Do not believe they will be done until 2026, building new half, then will shift to the new



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and rebuild the old. When done it will double capacity getting us through 20 years. The water efforts continue and believe the Town has decided to exercise option on property. Eastside property, as well as looking at other sites. Looking to plan ahead so not in this situation in the future. The general assembly attempted to take away control from locals on solar/windmill, failed but going to bring back next year. Goal would be for the state to have the ok, too much money involved. Brief discussion on other assembly conversations and funding.

8. **Board Member Comments:** No Board Member comments.

9. **Next Planned Board of Zoning Appeals Meeting:**
March 20th, 2025

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

Chairman X [Signature]

Secretary [Signature]

Date 4/9/2025

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

From: [Kevin G. Buchheit, AICP](#)
To: [Frank Zawadzki](#)
Cc: [Cathy Lammer](#); [Jalana Judd](#)
Subject: RE: Noise Concern-Wooly Yak Farm
Date: Wednesday, February 25, 2026 8:54:35 AM
Attachments: [image001.png](#)
[image003.png](#)

Frank:

Thank you for your communication on this. We will coordinate with Mr. and Mrs. Lammer regarding the March 19 BZA meeting.

Best,

Kevin

From: Frank Zawadzki <fzawadzki@townofcicero.in.gov>
Sent: Wednesday, February 25, 2026 8:51 AM
To: Kevin G. Buchheit, AICP [REDACTED]
Cc: Cathy Lammer [REDACTED]; Jalana Judd <jjudd@townofcicero.in.gov>
Subject: [EXTERNAL] RE: Noise Concern-Wooly Yak Farm

Kevin, we have a scheduled review by the BZA on 3/19. You may remember that the BZA asked for that. I have it on the agenda and mentioned it to Mrs. Lammer a month ago. I'm not sure if you are still involved with this. If you are, I think it would be helpful if you could come. I don't expect any real trouble. We did have a couple of complaints as you may remember. I don't think there has been anything I'd call a serious problem; these seem to be things that could come from any private property. We had a noise complaint about amplified music, I called and discussed directly with the Lammers, as well as mentioning it to you, and the response was that they absolutely did not have any means of amplification. I believe them of course. Then there was the complaint about fireworks. I ask do ask that the Lammers attend on 3/19 at Town Hall. Please advise if this is not possible.

Frank Zawadzki
Planning Director
Town of Cicero
317-984-5845



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From: Kevin G. Buchheit, AICP [REDACTED]
Sent: Thursday, October 16, 2025 12:25 PM
To: Frank Zawadzki <fzawadzki@townofcicero.in.gov>
Subject: RE: Noise Concern-Wooly Yak Farm

Thank you, Frank. I'll look into this.

Kevin

From: Frank Zawadzki <fzawadzki@townofcicero.in.gov>
Sent: Thursday, October 16, 2025 12:01 PM
To: Kevin G. Buchheit, AICP [REDACTED]
Subject: [EXTERNAL] RE: Noise Concern-Wooly Yak Farm

Good morning Kevin,
I had 2 anonymous complaints regarding the Yak farm. The complainant says there was amplified music the weekend of Oct 8th. There were 2 separate complaints, not sure if they were related to each other or from the same household. I typically will not take complaints if they won't attach their name to it, but since this will be on the agenda next year for a review I need to mention it. I am unsure of the validity of this complaint. I have asked that complaints be directed to the Sheriff's dept so that there is some sort of record of a real violation. I have no such record.

Thanks,

Frank Zawadzki
Planning Director
Town of Cicero
317-984-5845



**CICERO/JACKSON
TOWNSHIP
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From: Kevin G. Buchheit, AICP <[REDACTED]>
Sent: Wednesday, July 9, 2025 9:18 AM
To: Frank Zawadzki <fzawadzki@townofcicero.in.gov>
Subject: RE: Noise Concern-Wooly Yak Farm

Thanks, Frank.

I'll follow up with the Lammers.

Kevin

Kevin G. Buchheit, AICP

Land Planner

Krieg DeVault LLP

12800 N. Meridian Street Suite 300 | Carmel, IN 46032

Phone: [REDACTED] | Mobile: 3 [REDACTED] | Fax: [REDACTED]



Krieg DeVault strengthens its Chicago footprint by combining with the law firm of Fuchs & Roselli, Ltd. [Learn more Here.](#)



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From: Frank Zawadzki <fzawadzki@townofcicero.in.gov>
Sent: Tuesday, July 8, 2025 4:16 PM
To: Kevin G. Buchheit, AICP [REDACTED]
Subject: FW: Noise Concern-Wooly Yak Farm

Hi Kevin,

I believe you asked us to notify you of any concerns regarding the property we refer to as the yak farm. I had this one today. See forwarded email below. There was another one received yesterday regarding the same thing from the same family (I presume, same last name). I've pasted below.

Hey Frank,

Sorry for the late message. I am sending an email about a complaint with the Yak farm down the road. They have been shooting off fireworks from 1030pm-1100PM tonight 7/7/25. The fireworks were extremely loud and had woken us up and caused our cows to get stirred up in our field. The attention, care and concern the owners of the yak farm said they have about their yaks and neighbors by keeping noise to a minimum was clearly a false claim considering the disregard of their noise limit requirements they displayed tonight. Normally this wouldn't be a big deal but their address is tied to their business which shouldn't be conducting these types of activities this late at night is an example of their neglect to follow simple rules laid out by the zoning board. I have attached a video with the email showing their firework activities, which also are very close to their animals they claim to be great stewards of.

Thanks

Jay McKinney

[REDACTED]

Frank Zawadzki
Planning Director
Town of Cicero
317-984-5845



From: Jessica Western [REDACTED] >
Sent: Tuesday, July 8, 2025 3:51 PM
To: Frank Zawadzki <fzawadzki@townofcicero.in.gov>
Subject: Noise Concern-Wooly Yak Farm

Hello Frank,

I wanted to email to express my concern with noise from the Woolly yak establishment last evening. The location started letting off extremely large/loud fire works around 10:30 and the last one to go off was around 11:10. While I understand with the firework policy, they are allowed to let them off till 11:16 with the holiday (based on sunset) this opens up concerns for future firework events. With the originally approval, is the establishment allowed to have future fire works events to this degree? I know this gets tricky because with the property attached to the business how do you differentiate noise from the home versus farm? I'm disappointed the property owners seem to not have consideration for the neighbors/livestock that were in the area before they were allowed to open. Thanks for your help and recommendations moving forward.

Sincerely,
Jessica McKinney



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT

VARIANCE APPLICATION

FEB 19 REC'D

OFFICE USE ONLY		RECEIVED
Variance Category		Docket #: BZA-0326-04-R3
<input type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 2/19/20
<input checked="" type="checkbox"/> Land Use	<input type="checkbox"/> Other	Date of Expiration:
Variance Check List		Variance Fee: \$720.00
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 03/19/2026
<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: Cicero Christian Church		
Property Address: 1715 Stringtown Pike		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: [REDACTED]	E-mail: [REDACTED]	
	Fax:	
Project Address: SAME	State: IN	ZIP Code:
City:	Subdivision:	
Parcel:	Telephone:	
General Contractor: Born Again Gardens	Fax:	
Address:	Cell Phone: [REDACTED]	
City:	State:	ZIP Code:
	Email: [REDACTED]	
Variance Request: Land use variance to allow a not-for-profit garden with fencing and accessory structure.		
Commitments/ Conditions Offered:		
Code Section Appealed: Article 3.7 District Standards		

Petitioner



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: Our primary purpose is to promote a healthy community with organic produce and beautiful area to gather with friends or simply enjoy a quiet moment. Church has adequate parking to avoid traffic congestion. 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: Not only will the garden beautify the neighborhood, but provides local healthy organic produce at a reduced price. It's a substantial resource for the community without significant changes to the landscape. 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: The location of our primary building, a pond at the rear of the south parcel and a prayer garden with a gazebo in the center limits the garden placement to the front. Making it more accessible. 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: A community garden was the third highest requested resource concerning Parks & Recreation (p.68). This is the kind of resource that fosters both individual and community health. 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: As a "commercial enterprise" there is not a proper Commercial Zone for a community garden. It does not fit or work well next to the kind of businesses intended. It will function better in a residential area with adequate space. 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: Andrew Gable
Print: Andrew Gable

Date: 2/19/26



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

**CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT**

VARIANCE APPLICATION

FEB 19 REC'D

OFFICE USE ONLY

RECEIVED

Variance Category

- Development Standard Special Exception
 Land Use Other

Docket #: **BZA-0326-05-R3**
Date of Application: **2/19/26**
Date of Expiration:

Variance Check List

- Adjoiner List Legal Notice Copy
 Certified Mail Receipts Property Sign
 Additional Applications for Variances

Variance Fee: **\$320.00**
Date of Hearing: **03/19/2026**
Date of Decision:
 Approved Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: **Cicero Christian Church**
Property Address: **1715 Stringtown Pike**
City: **Cicero** State: **IN** ZIP Code: **46034**
Telephone: [REDACTED] E-mail: [REDACTED]
Fax:

Project Address: **SAME** State: **IN** ZIP Code:
City: Subdivision:
Parcel: Telephone:
General Contractor: **Born Again Gardens** Fax:
Address: Cell Phone: [REDACTED]
City: State: ZIP Code: Email: [REDACTED]

Variance Request: **Land use variance to allow a not-for-profit garden with fencing and accessory structure. Accessory structure in front of the primary**
Commitments/ Conditions Offered:

Code Section Appealed: **Article 3.7 District Standards**

~~Petitioner~~



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 fence will be professionally installed and designed with the safety of children and animals in mind.

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 fence is not a privacy fence, but intended to both outline the garden and protect it from larger animals. We want people to primarily see in the garden area.

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 36" fence is not adequate to provide the security needed from larger animals or people climbing over during closed business hours.

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: Andrew Gable

Date: 2/19/26

Print: Andrew Gable



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

CICERO / JACKSON TOWNSHIP PLANNING AND DEVELOPMENT

VARIANCE APPLICATION

FEB 19 REC'D

OFFICE USE ONLY		RECEIVED
Variance Category		Docket #: BZA-0326-06-R3
<input checked="" type="checkbox"/> Development Standards	<input type="checkbox"/> Special Exception	Date of Application: 2/19/20
<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: 03/19/2026
<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: Cicero Christian Church		
Property Address: 1715 Stringtown Pike		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: [REDACTED]	E-mail: [REDACTED]	
Fax:		
Project Address: SAME		
State: IN ZIP Code:		
City:		
Subdivision:		
Parcel:		
Telephone:		
General Contractor: Born Again Gardens		
Fax:		
Address:		
Cell Phone: [REDACTED]		
City:	State:	ZIP Code:
Email: [REDACTED]		
Variance Request: Land use variance to allow a not-for-profit garden with fencing and accessory structure. Development Standards for fence to exceed 36"		
Commitments/ Conditions Offered:		
Code Section Appealed: Article 3.7 District Standards		

Petitioner



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 entrance shack will be built within safety standards. It will include a locked gate to limit access during closed hours.

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:

It will be structurally sound and stylish structure

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:

We want to have clear and easy access from the Springtown Pike walking path. The primary building for the church is set back farther due to parking lot. With the prayer garden / gazebo and rear pond, there is not another location on the south parcel that is adequately placed.

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: Andrew Goble

Date: 2/19/26

Print: Andrew Goble

Born Again Gardens



What will we build?

Provision + Beauty + Gathering
Space + Learning Opportunities

- *Produce*
- *Flowers*
- *Herbs*



Farm

meets

Park

meets



- *Ample space*
- *Yard games*
- *Benches*
- *Picnic tables*

Home Economics Class

meets

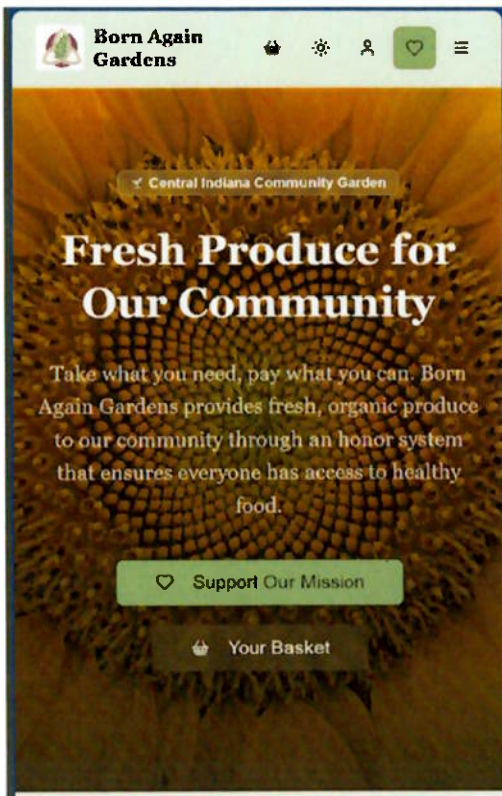
Art Installation

- *Plenty of signage*
- *Interactive website/app*
- *(eventually) Classes*



- *Various bed- and trellis-
types + Companion
planting = variety of
heights, shapes, textures,
and colors*
- *Mural*

= Garden



What's Growing Now

See what's ready for harvest and what's coming soon in our garden.

[View All Plants](#) →

● READY TO HARVEST 5

- ✓ Cantaloupe fruit
- ✓ Strawberries fruit
- ✓ Garlic vegetable
- ✓ Habanero Pepper vegetable
- ✓ Raspberries fruit

● COMING SOON 3

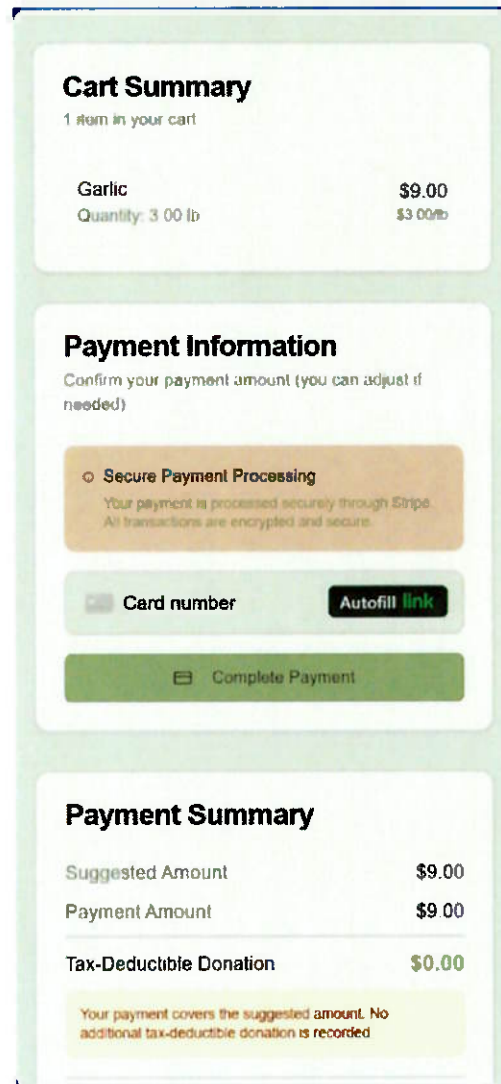
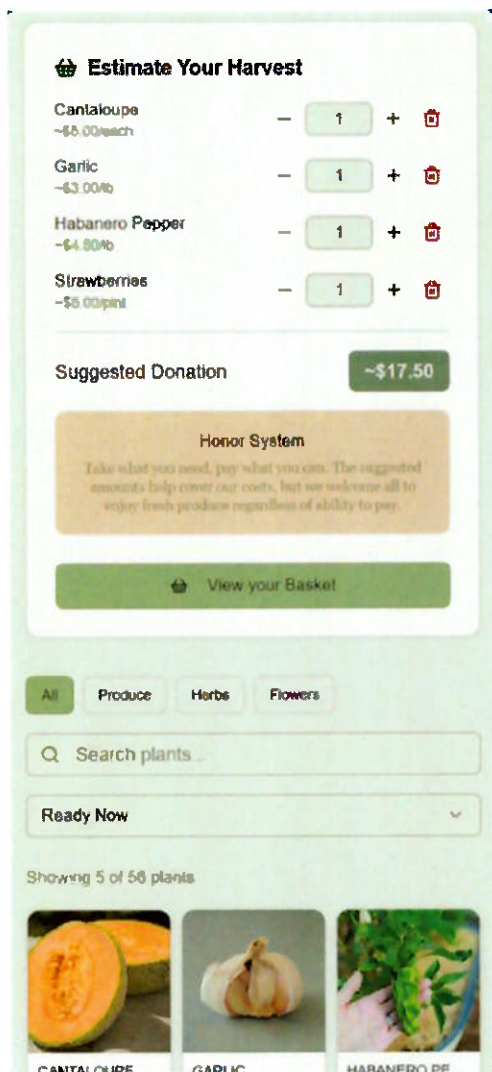
- 🕒 Jalapeno Pepper vegetable



*Prices shown on this mockup are placeholders, not currently reflecting our actual price list.

Prices will be 5% less than market value.

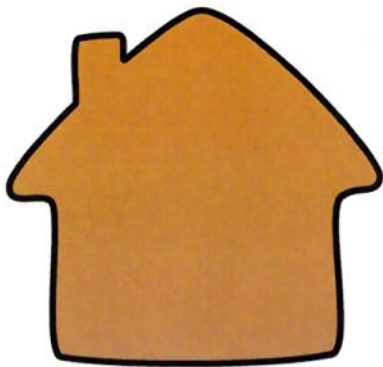
Units are also placeholders. Actual units will be countable (no weighing necessary)



How will it work?

U-Pick, Honor System model

Take what you need. Pay what you can.

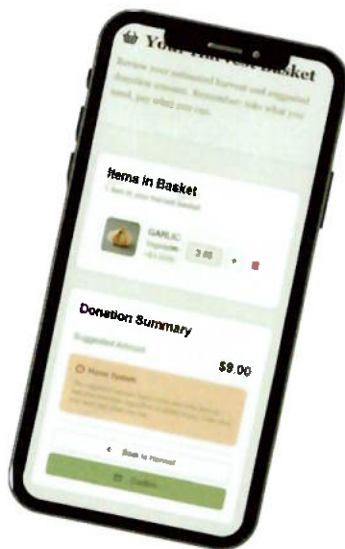
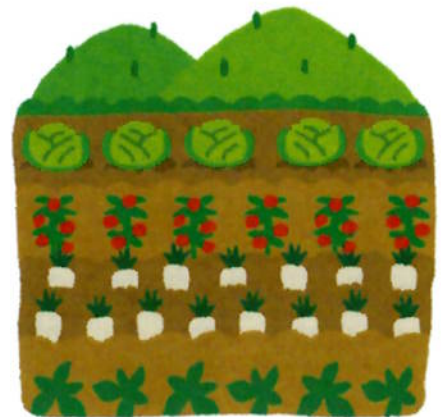


1 Welcome Shack

- Prominent signage
- Donated shopping bags

2 Garden

- Enjoy the garden
- Signs help guide the experience



3 Website

- Harvest instructions & seasonality
- Add harvest to basket
- Suggested payment calculated
- Enter *any* amount to check out
- Payment larger than price is tax-deductible

How do we work?

Zero hassle for the church.

Paid for and managed entirely by Born Again Gardens

Volunteer Days

Key moments, like building and planting, will be supported by volunteer days.

Regular Maintenance

Keeping the gardens alive and well-maintained will be a paid position, sustained by garden sales.

Watering

Water will be pumped from the retention pond, filtered, and drip-irrigated to the garden.

Pump maintenance, filtration system, and irrigation system will be paid for by the organization.

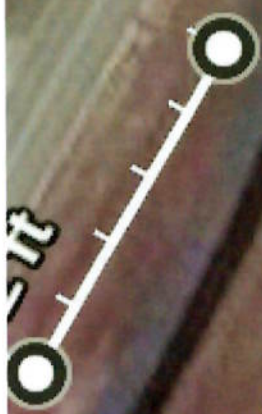
Indiana Martia
Arts Cente

Cicero Christian Church

Welcome
structure

Garden

CCC's pavilion,
if moved in
future years



Communication Strategy

Keeping Born Again Gardens distinct from CCC

Branding

- Independent branding consistent across all platforms

Online presence

- Social media (Facebook, Instagram)
- Website:
 - *"Born Again Gardens is an independent nonprofit organization. While we partner with local churches, we are not owned by or formally affiliated with any single church."*
- Clear language used to reference CCC
 - "Hosted on the grounds of"
 - "In partnership with"
 - "With the blessing and cooperation of"

Welcome Shack

- Branded exterior wall (Mural or large sign)
- Clear signage upon entrance

Physical Presence

- Branded Shirts
- Info table along walking path
- Farmers markets

Orchard – 18 trees

- Apples & Pears for familiarity
- Figs, Mulberries, & Serviceberries for reliability
- Companion plants: Strawberries, asparagus, comfrey, chamomile
- Clustered in ascending prime numbers

Tomatoes – 68

- “Meet the tomato section” bed
- Stake & string trellises creating walls of tomatoes
- Varieties: Paste, Slicers, Cherry, Heirloom
- Companion plants at base of tomatoes: onions & parsley
- Slightly raised bed in between tomato rows for companion plants: Nasturtiums (edible) & mixed salad greens
- Basil at south end

Peppers – 42

- Varieties: Jalepenos, Bell, Banana, Cayenne, Habenero

Spiral Bed

- Outer ring alternates between ~6ft. sections of:
 - 1) carrots, chard, calendula
 - 2) beets, chamomile, celery
- Inner rings are increasingly taller cut flowers (e.g. cosmos, bee balm, echinacea, zinnia, sunflowers)

Cucurbit A-Frames

- Cucumbers and cantaloupes grown on A-Frame trellises made of bamboo (harvested for free)
- Companion plants grown underneath and along base.

Watermelon Sprawl – 16

- Plenty of open space for yard games and benches
- Patches of companion plants: beans, sunflowers, dill, radishes

Berries

- Vining berries on stake and horizontal wire trellises.
- Blackberry companions: oregano, thyme, strawberries, borage
- 18 blackberry plants, 11 raspberry plants, 9 blueberry plants

Zucchini – 8

- Zucchini interplanted with bush beans
- Raised companion plant beds in between host dill, garlic, nasturtium, oregano, and mint

Grape Arbor

- 2 Grape vines grow over an arbor which shades a bench

TBD Front Beds

- 2 beds at the entrance show off different heights and colors and long-season fast-growers (ornamental chard & rhubarb)
- Possibly “Victory Gardens” for historical lesson on American gardening
- Open space surrounding offers a good place to hang out, picnic, etc.
- Sunflowers and a mural on the welcome shack backdrop a bench and serve as a photo op

Patient Abundance:

Immediate (Year 1): annual food security + visibility

Establishing (Years 2–3): perennials + reseeds begin carrying weight

Abundance (Years 4–7+): orchard + brambles peak

Partner with Born Again Gardens



Grow Community, Food, and Faith Together

We're excited to partner with Cicero Christian Church to create a beautiful, productive garden on your property!

Here's what this partnership looks like:

Our Mission

Steward your unused land by transforming it into garden that will provide nutrition, learning opportunities, and beauty for the community

The Garden Space

- Approximately 100 ft × 100 ft
- Includes an orchard, perennials, trellises, & a welcome/checkout "shack"
- Intentionally spacious for gatherings & events: benches, picnic table, yard games
- Beauty (unique garden bed shapes, murals, interplanting, flowers) woven throughout the garden design

Why Partner With Us?

- Community Impact: Grow food, skills, and connection
- Minimal Burden: We handle setup, maintenance, and harvest
- Shared Vision: Aligns with your mission of service, community, and stewardship

Fencing



Welcome Structure

Purpose:

- Guide visitors into view of signage/instructions
- Store donated bags for harvesting
- Offer protection from rain
- Flex-space for future events (Admission, Snack station, etc.)



Clear/White
Corrugated
PVC Roofing



Likelihood of
utilizing scrap
wood

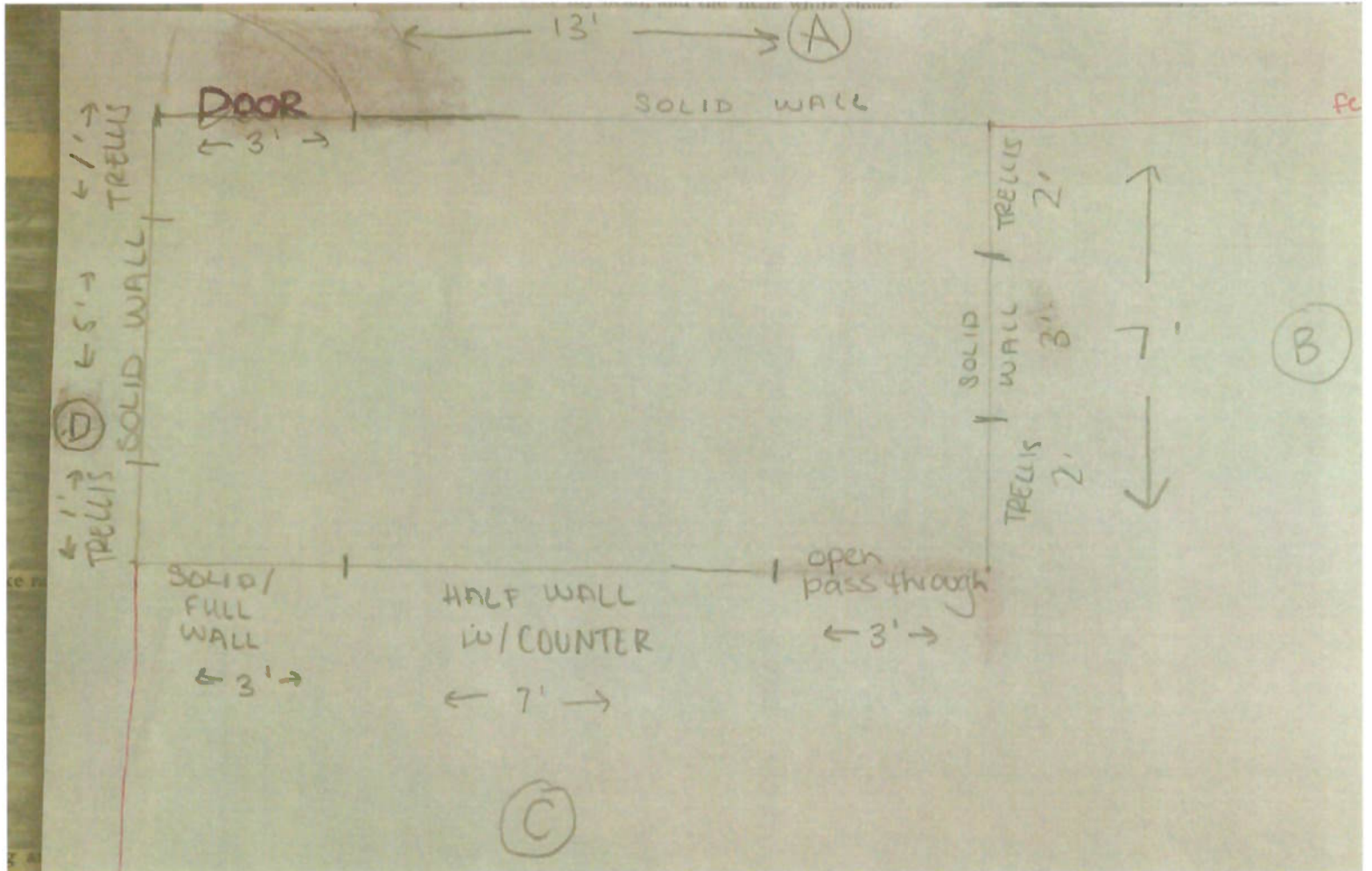
Counter faces
garden



Welcome Structure

Amateur Mock-Ups

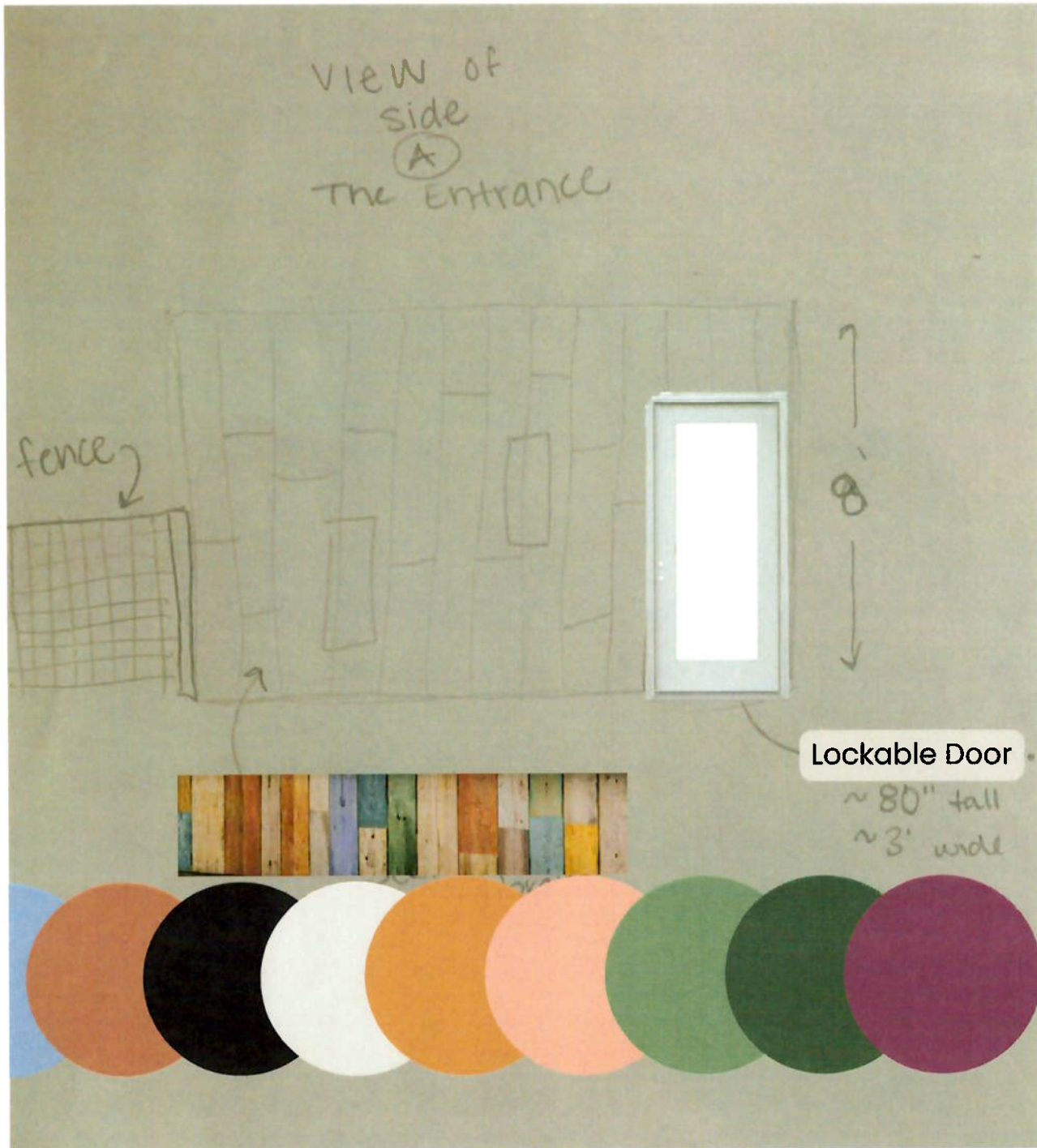
Will consult with professional for design
and construction



Welcome Structure

Amateur Mock-Ups

Will consult with professional for design
and construction



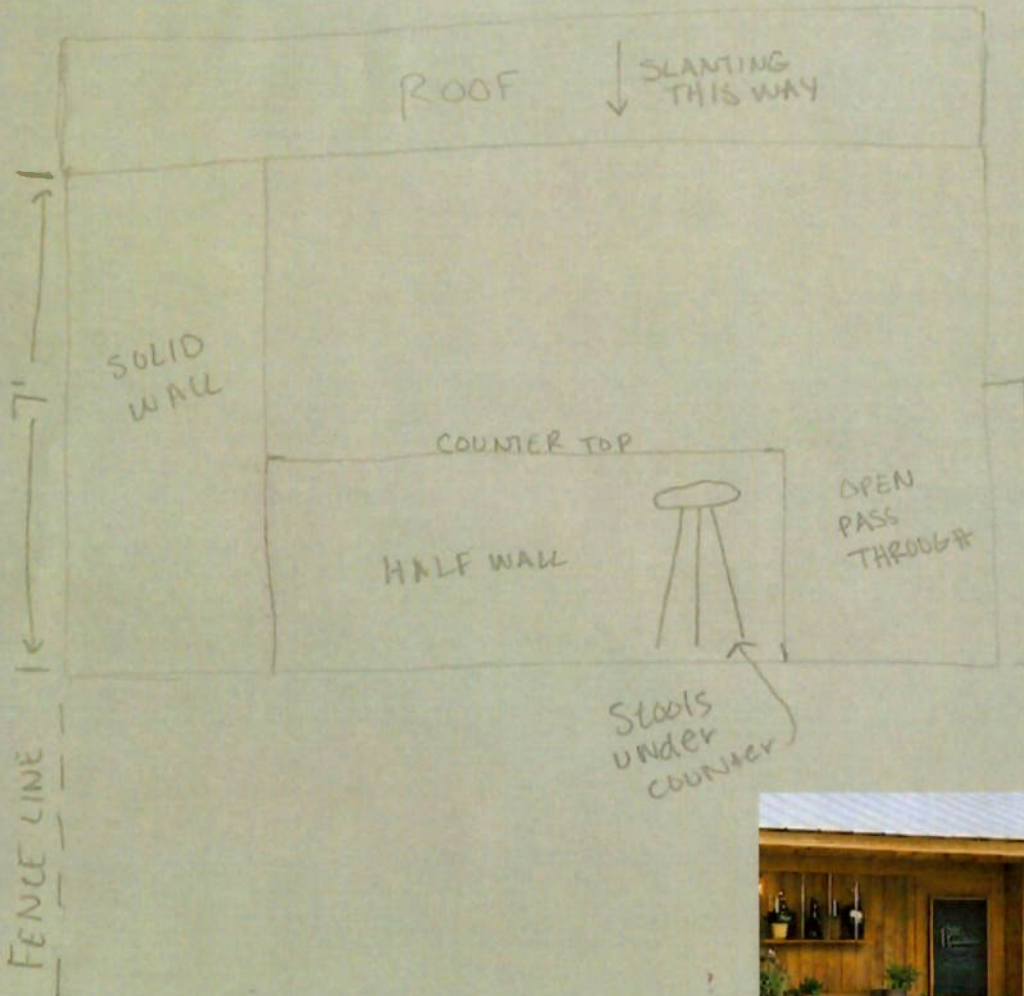
Welcome Structure

Amateur Mock-Ups

Will consult with professional for design
and construction



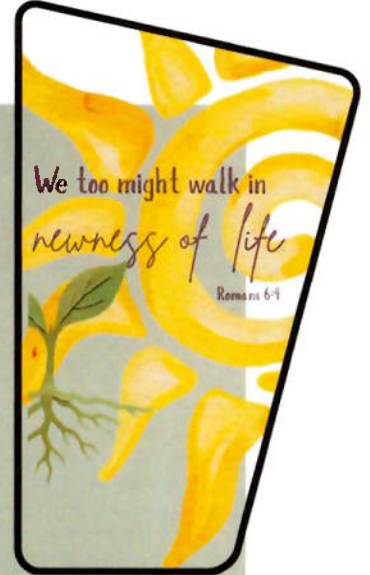
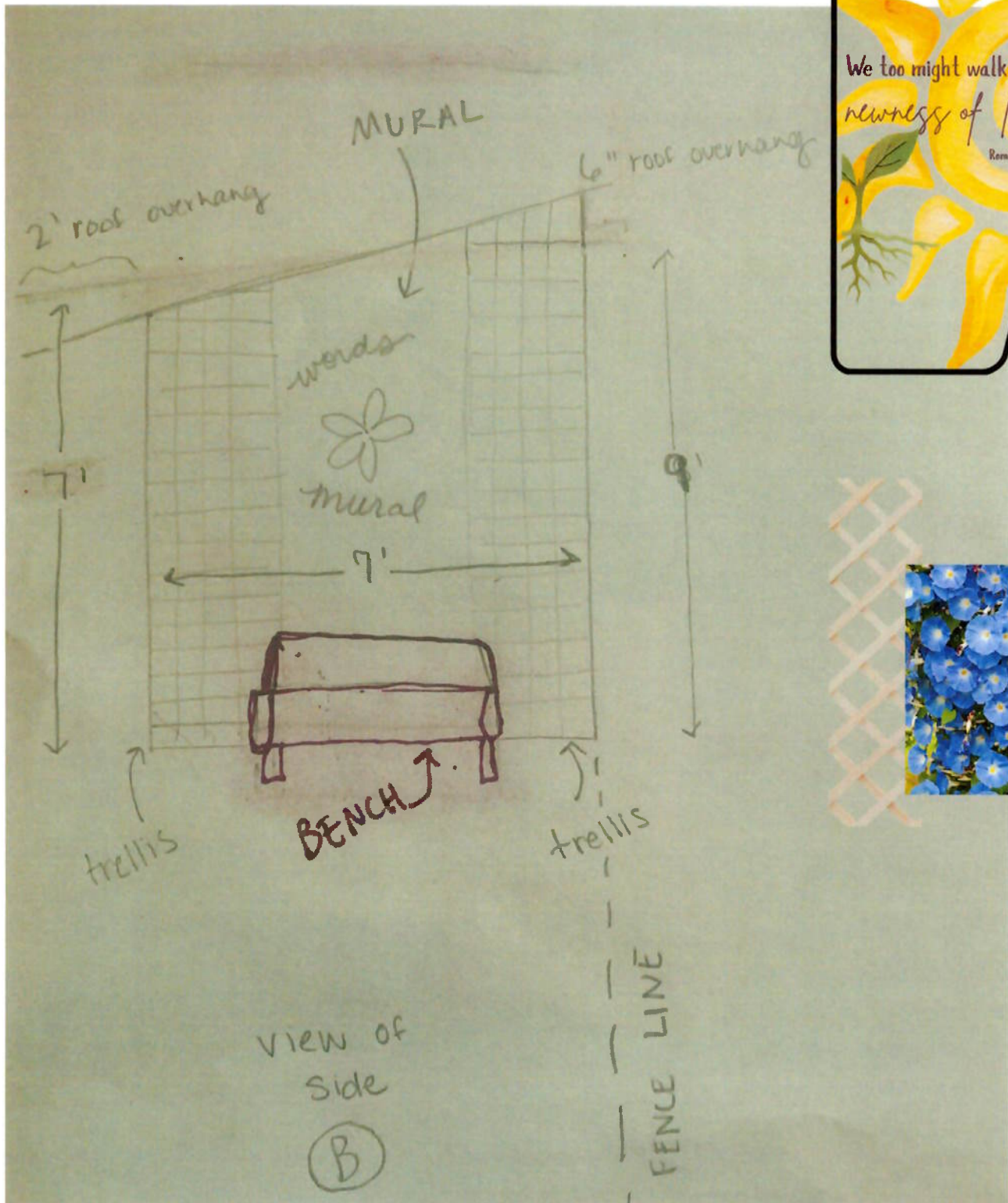
View
of
side
(C)



Welcome Structure

Amateur Mock-Ups

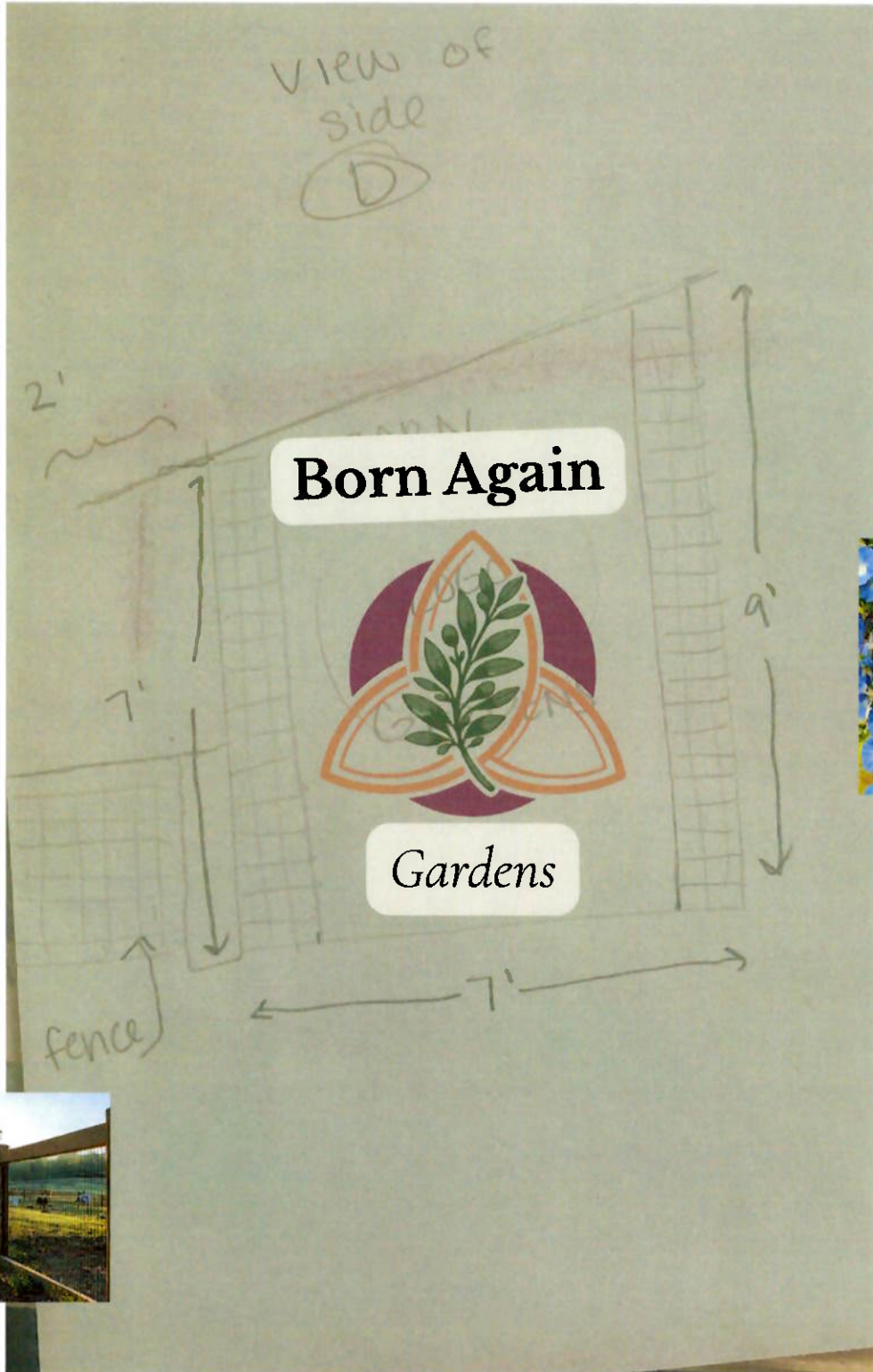
Will consult with professional for design and construction



Welcome Structure

Amateur Mock-Ups

Will consult with professional for design
and construction





Docket: BZA-0326-04,05,06-R3

Petitioner: Cicero Christian Church

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0326-04-R3

Staff: Frank Zawadzki

Applicant: Cicero Christian Church

Property Size: 8.53 acres

Current Zoning: R3

Location: 1715 Stringtown Pike, Cicero, IN 46034

Background Summary: Andy Gable started talking about a community garden which I initially didn't see a need for a Variance for. After discussing further, they want to do a "free will donation" thing that is connected to the non-profit Born again Gardens. So when we discovered that money will be changing hands, we decided it best to get them in front of you guys.

Preliminary Staff Recommendations: Recommend approval

Zoning Ordinance Considerations:

District Intent: : The "R3", Medium Lot, Medium Homes, District is intended to provide a land use category for medium lots and medium size single family detached homes.



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Current Property Information:

Corner lot, off Stringtown road.

Land Use: Exempt Religious

Site Features: 8.53 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:

Findings of Facts/Decision Criteria:

A hardship argument could be made because a community garden is not permitted anywhere, makes sense to allow it on church property. The Dev Standards are easy, that's a better spot for the garden, if it weren't a corner lot, they wouldn't even need the Variance.

Petitioner Cicero Christian Church



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: _____

Petitioner Cicero Christian Church



**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 Cicero Christian Church



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:

Three horizontal lines for writing 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:

Three horizontal lines for writing 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:

Three horizontal lines for writing 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
PLAN COMMISSION**

Director's Report

February 2026

Permit Revenue: February 2026 = \$17,748.15 YTD: \$27,570.01

February 2025 = \$4,174 YTD: \$6,575

Difference: Month = +\$13,574.15 YTD: +\$20,995.01

We have issued a total of 16 building permits for February 2026.

9 have been inside the corporate limits (of which 0 are for new homes).

We have issued 7 in Jackson Township (of which, 0 are for a new home).

Estimated Cost of projects permitted \$708,967

The Planning Commission meeting has been cancelled for March 11th, 2026, due to no business. The next BZA meeting is scheduled for March 19th at 7pm at the Town Hall. I did some further education last month and became PASER certified.

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

At your service!

Frank Zawadzki

Approval of Findings of Facts

Petitioner James Watts



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 fact that the structure is built too close to the road creates the possibility of an accident

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 against property value being affected was 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:

No practical difficulties were presented by petitioner

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 Beckwith

Date: 2/19/26

Petitioner James Watts



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:

Due to the proximity to the public road. It appears to create a safety hazard.

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 structure appears like it could have been adjusted to fit the property lines. It was not installed per the permit.

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: Not Approved.

Any Conditions Attached: No businesses to be ran out of
this structure

Signature: _____

Date: 2/19/26

Print: Harrison Rossom

Petitioner James Watts



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:

close to roadway. 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 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:

I don't see a practical difficulty. I see someone who defied authority more than once and therefore does not deserve a variance.

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: NOT APPROVED

Any Conditions Attached: NO OPERATING OF BUSINESS

Determined to meet w/ Frank for resolution
to the issue,

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

Date: 2-19-20

Petitioner James Watts



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:

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:

Not

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:

Rules were not followed. Did not follow a stop work order. Did not approve a hardship to not being approved

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: Not Approved

Any Conditions Attached: _____

Signature: [Handwritten Signature]
Print: Mark A. Thomas

Date: 2-19-16

Petitioner James Watts



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:

Structure being closer to active road could pose problems for traffic

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:

Building closer to road can lower property values due to potential traffic safety concerns

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:

Structure could be redesigned and or moved to comply with 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: Deny

Any Conditions Attached: No business allowed

Signature: Michael Berry
Print: Michael Berry

Date: 2-19-2026

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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: Noting proving to be injurious was discovered

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: Property values were not proven to be negatively affected

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 other areas are identified as being an approved location for this type of business

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: the Comp plan does not identify another preferred location

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: There is not another area identified as approved for this sort of business

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: [Signature]
Print: Scott Bockoski

Date: 2/19/26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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

Findings of Facts: There is no use permitted in our ord. This is similar to other uses permitted.

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: Appears to be in line with it. Brings others to our community.

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: There is no area where this business is permitted.

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: [Handwritten Signature]

Print: Harrison Massonae

Date: 2/19/26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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: Will not be

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: Not allowed anywhere else

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: Does not interfere

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: Would not be

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: [Handwritten Signature]
Print: Mark A. Thomas

Date: 2-19-26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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 negative impact

This criterion 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 not been met.

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

Findings of Facts: Current ordinance does not allow this type of business

This criterion 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 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: would cause a hardship if not approved. Good additional to town business

This criterion 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: 2-19-26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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 business will adhere to standards established by the state.

This criterion 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 business will complement the town of Cicero as it continues to grow.

This criterion has not been met.

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

Findings of Facts: The business is well suited for this site and would not be ideal in a larger floorspace.

This criterion 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 business will fit in with adding diversity into local businesses.

This criterion 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: There currently no other businesses of this type in Cicero.

This criterion 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: [Handwritten Signature]
Print: Michael Berry

Date: 2-19-2026

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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:

Nothing injurious was 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:

Property values of a 3rd Floor Suite will not affect surrounding properties

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:

Business cannot operate in any location defined by the comp plan

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 Bockosko

Date: 2/19/26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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:

Appears to be improved w/ added business.

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 physically not adhere to these.

This criterion has / has not been met.



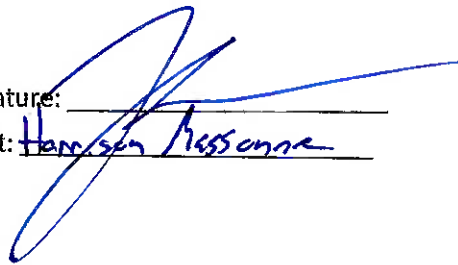
**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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: Hansen Pessonne

Date: 2/19/26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



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:

Will not be

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:

Business would not be allowed

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: _____

Signature: [Handwritten Signature]
Print: Mark A. Meyer

Date: 7-19-16

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

LANDSCAPING STANDARDS

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 NEGATIVE IMPACT

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:

Ordinance is not applicable to this petition

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. T. Zell
Print: Stephen W. Zell

Date: 2-19-26

Petitioner Wildflower Studio - Restorative Artistry & Permanent Cosmetics



**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:

Since the location is on the 3rd floor of an existing structure
no issues are expected.

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 is on the 3rd floor of existing structure containing businesses,
it will not impact property values

Wildflower Studio - Restorative Artistry & Permanent Cosmetics

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:

Being on the 3rd floor there is no practical way landscape

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: 2-19-2026