



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Board of Zoning Appeals Agenda

June 18th, 2026

7:00pm

Roll call of Members:

Present:

- Scott Bockoski – Chairman
- Mike Berry
- Mark Thomas
- Steve Zell
- Harrison Massone
- 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:

4. New Business:

Docket No: BZA-0626-14-R5

Petitioner: John & Amy Stanley

Petitioner's Address: 989 S Pearl Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 989 S Pearl Street, Cicero, IN 46034 seeking relief from Article 3.12 of the Cicero/Jackson Township Zoning Ordinance in order to: allow an accessory structure to be twenty (20) feet in height. Whereas Article 3.12 states that an accessory structure shall be a maximum of sixteen (16) feet in height.

Docket No: BZA-0626-15-R5

Petitioner: John & Amy Stanley

Petitioner's Address: 989 S Pearl Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 989 S Pearl Street, Cicero, IN 46034 seeking relief from Article 7.5 AS-02 of the Cicero/Jackson Township Zoning Ordinance in order to: allow an accessory structure in the front yard. Whereas Article 7.5 AS-02 states that an accessory structure shall be to the side or rear of the primary structure.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket No: BZA-0626-16-R5

Petitioner: John & Amy Stanley

Petitioner's Address: 989 S Pearl Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 989 S Pearl Street, Cicero, IN 46034 seeking relief from Article 7.15 ED of the Cicero/Jackson Township Zoning Ordinance in order to: allow a drive to be thirty-five (35) feet from an intersection. Whereas Article 7.15 ED states that a drive shall be one hundred fifty feet (150) from any intersecting road if along a local road.

Docket No: BZA-0626-17-AG

Petitioner: Vondersaar Homes

Petitioner's Address: 25185 St Rd 19, Cicero, IN 46034

A Land Use Variance application has been submitted regarding the property located at 25185 State Road 19, Arcadia, IN 46030 concerning Article 3.1 "AG" standards of the Cicero/Jackson Township Zoning Ordinance in order to: allow a professional office in the "AG" district. Whereas a professional office is not a permitted use or a special exception in the "AG" district.

Docket No: BZA-0626-18-NC

Petitioner: Antica Italia/Wendy Gilbert Reed/Troy Reed – Scott Schuler

Petitioner's Address: 770 S Peru Street, Cicero, IN 46034

A Development Standards Variance application has been submitted seeking relief from Article 10.5 Sign Standards of the Cicero/Jackson Township Zoning Ordinance, regarding the property located at 770 S Peru Street, Cicero IN 46034 in order to: allow a monument sign to be five (5) feet from the property line. Whereas Article 10.5 Sign Standards states that a monument sign shall be a minimum of ten (10) feet from the property line in the Neighborhood Commercial District "NC".

Docket No: BZA-0626-19-NC

Petitioner: Antica Italia/Wendy Gilbert Reed/Troy Reed – Scott Schuler

Petitioner's Address: 770 S Peru Street, Cicero, IN 46034

A Development Standards Variance application has been submitted seeking relief from Article 4.2 Neighborhood Commercial District Standards of the Cicero/Jackson Township Zoning Ordinance regarding the property located at 770 S Peru Street, Cicero IN 46034 in order to: allow the lot coverage to exceed 60%, whereas Article 4.2 states that the lot coverage shall not exceed 60% in the Neighborhood Commercial District "NC".

Letters & Email Notification(s) Modification of Procedure

5. **Plan Director's Report:** see packet

6. **Chairperson's Report:**

7. **Legal Counsel's Report:**



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TOWNSHIP
PLAN COMMISSION**

8. Board Member Comments:

9. Next Planned Board of Zoning Appeals Meeting:
July 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 Meeting Minutes

May 21st, 2026

7:00pm

Roll call of Members:

Present:

- Scott Bockoski – Chairman
- Mike Berry
- Harrison Massone
- Aaron Culp – Legal Counsel
- Frank Zawadzki – Cicero Jackson Township Planning Director
- Terri Strong – Recorder

Absent:

Mark Thomas
Steve Zell

1. Declaration of Quorum- Chairman Bockoski declared a quorum with three members present. Adding, however, with the number of members present to each petitioner each vote requires three positive or three negatives. So, with this in mind, each petitioner has option to come back to next meeting if they wish to do so.

2. Approval of Minutes

Mr. Berry made motion to approve Minutes from BZA meeting on March 19, 2026.

Mr. Massonne second. All present in favor.

3. Old Business: No old business.

Chairman Bockoski explained that the Board of Zoning Appeals is a quasi-judicial branch of the local government. The Board will be discussing items on the docket and the issues/stipulations to consider for those items. All comments and questions should be addressed to the Board members as opposed to other members of the audience or the petitioner. Attendants must sign in, sheet is at the door, if intending to speak tonight. Each person must state their name and address for the record upon visiting the podium. Each person is limited to three minutes to speak. Each docket typically has a portion set aside for public hearing. If a person has expressed same comments it is not necessary to repeat comments in their entirety but simply agree with statement in deference of time. Remind everyone that we make all motions in the affirmative however that may not be the way we vote.



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4. New Business:

Docket: BZA-0526-07-AG

Petitioner: Robert & Leslie Andrews

Property Address: 26791 Crooked Creek, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 26791 Crooked Creek Rd, Arcadia, IN 46030 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: BZA-0526-08-AG

Petitioner: Robert & Leslie Andrews

Property Address: 26791 Crooked Creek, Arcadia, IN 46030

A Development Standards Variance application has been submitted regarding the property located at 26791 Crooked Creek, Arcadia, IN 46030 to: allow an accessory structure to be constructed with a height of twenty-four (24) feet in an AG district. Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance states the maximum allowed height of an accessory structure in an AG district is (22) twenty-two feet.

Chairman Bockoski stated we will hear both petitions at once and vote separately on them.

Robert Andrews 26791 Crooked Creek, Arcadia. Just purchased a home here and looking to add an accessory structure in front of the house. Chairman Bockoski questioned why the location of the structure. Mr. Andrews explained that the house is located on the flood plain, so can't get behind with the structure. No way to get behind so going to the side and slightly to the front of the house. Chairman Bockoski questioned why the height variance request. Mr. Andrews explained to the sixteen-foot sides, need the 24-foot height to fit correctly. Mr. Berry asked if primarily used for storage. Mr. Andrews stated yes primarily storage, a basketball court in the winter. Mr. Berry questioned living quarters or business. Mr. Andrews stated no, it is primary residence and need room to store. Chairman Bockoski questioned if electric and plumbing in building. Mr. Andrews stated yes, so we don't have to walk back to house. Chairman Bockoski asked about exterior lighting. Mr. Andrews stated downward facing lights so you can see when you pull in. We are tucked in the woods somewhat and without coming out further this is the only location.

Mr. Massonne made motion to open both dockets to the public. Mr. Berry second. All present in favor.

No public comment.

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



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Chairman Bockoski stated we heard no living quarters, no business, will have electricity and plumbing, lighting, reasoning is flood plain and positioning of the house.

Mr. Massonne made motion to approve BZA-0526-07-AG as presented. Mr. Berry second.

Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve. 3-0

Mr. Massonne made motion to approve BZA-0526-08-AG as presented. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve 3-0

Chairman Bockoski thanked the petitioner for doing their due diligence.

Docket: BZA-0526-09-AG

Petitioner: Jason & Lindsay Bunch

Property Address: 5355 E 225th Street, Noblesville, IN 46062

A Development Standards Variance application has been submitted regarding the property located at 5355 E 225th Street, Noblesville, IN 46062 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: BZA-0526-10-AG

Petitioner: Jason & Lindsay Bunch

Property Address: 5355 E 225th Street, Noblesville, IN 46062

A Development Standards Variance application has been submitted regarding the property located at 5355 E 225th Street, Noblesville, IN 46062 to: allow an accessory structure to be constructed with a height of twenty-eight (28) feet in an "AG" district. Whereas Article 3.1 of the Cicero/Jackson Township Zoning Ordinance states the maximum allowed height of an accessory structure in the "AG" district is (22) twenty-two feet.

Chairman Bockoski stated will discuss two petitions together and vote separately.

Jason Bunch 5355 E. 225th Street, Noblesville. Stated similar situation as previously heard. Septic and positioning of house, Eagle Creek runs behind house, with flood plain puts the barn beyond the front line of the home. The building is to keep the character of the house as well as basketball for the boys. Mr. Massonne questioned if there was a chance to see the area. Mr. Zawadzki utilized the monitors to show. Mr. Bunch explained the layout. Mr. Massonne questioned the porch location. Mr. Bunch stated will face south. Chairman Bockoski questioned business being run from structure, and if there will be electrical and



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plumbing. Mr. Bunch answered no to business, yes to electricity and plumbing. Lighting was questioned. Mr. Bunch stated currently undecided but on main structure there is decorative lighting, down lighting from eaves we will likely match. Chairman Bockoski asked if any living quarters to be in the building. Mr. Bunch answered no.

Mr. Massonne made motion to open dockets to public comment. Mr. Berry second. All present in favor.

Doug Lincoln 5375 E. 225 st. Right next door. No problem with either variance, sure the lighting will be fine. Only concern is there if there was to be any lighting high.

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

Chairman Bockoski questioned if stipulations were needed.

Mr. Massonne made motion to approve BZA-0526-09-AG as presented. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve 3-0

Mr. Massonne made motion to approve BZA-0526-10-AG as presented. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve 3-0

Docket: BZA-0526-11-R3

Petitioner: Michael Northcutt

Property Address: 120 Morse Landing Drive, Cicero, IN 46034

A Development Standard Variance application has been submitted regarding the property located at 120 Morse Landing Drive, Cicero, IN 46034 to: allow a ten (10) foot encroachment into the existing drainage easement, Whereas Article 7.21 Fence and Walls (FN) of the Cicero/Jackson Township Zoning Ordinance states that fences and/or walls be permitted up to the property line or easements; fences shall not be allowed within any utility and/or drainage easement(s).

Mr. Culp stated the petitioner came to the Cicero Town Council and obtained approval to put in the easement contingent upon the BZA approval.

Mr. Northcutt explained that they are putting an above ground pool in which requires a five-foot barrier. We were planning on putting a fence in line with all the neighbors, we back to the cemetery. We find out everyone is at least 20 feet into the drain easement if not into the cemetery property. If we were to move the fence in, it would hit the barn doors on the shed. Compromise at the Town Council was to come in 10 feet. Chairman Bockoski questioned if the fence would now line up with neighbors. Mr. Northcutt stated no. Mr. Culp indicated that GIS isn't exact, but it would appear some of the fences are on cemetery



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property. Mr. Northcutt answered was trying to make even, did tell the Town Council that if there were any issues in the future by being into the easement will pay for removing fence. Putting gates to the back for mowing and if there was a need for access. Chairman Bockoski stated we have dealt with this strip of property and thanked the petitioner for going to the Council for approvals.

Mr. Massonne made motion to open to the public. Mr. Berry second. All present in favor.

No public comment.

Mr. Massonne made motion to close public comment. Mr. Berry second. All present in favor.

Mr. Massonne made motion to approve BZA-0526-11-R3 as presented. Mr. Berry second.

Mr. Massonne-approve, Mr. Berry-approve, Mr. Bockoski-approve 3-0

Docket: BZA-0526-12-AG

Petitioner: Samuel & Krisha Adams

Property Address: 6524 E 241st Street, Cicero, IN 46034

A Development Standards Variance application has been submitted regarding the property located at 6524 E 241st Street, Cicero, IN 46034 to allow fifteen (15) foot side yard setbacks for a primary structure. Whereas Article 3.2 of the Cicero/Jackson Township Zoning Ordinance states that side yard setbacks shall be forty-five (45) feet in the "AG" district.

Sam Adams 6524 E 241st. Cicero. Purchased property 10-11 years ago, and looking to build and live in current home until built. Will bulldoze the garage and build home then bulldoze the old home. Chairman Bockoski questioned if the current home was in the standard boundaries. Mr. Zawadzki stated it was outside the boundaries also. Chairman Bockoski asked where the septic field was located. Mr. Adams indicated where utilizing the monitor.

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

No public present.

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

Mr. Culp suggested stipulation be placed on timing of demo of current home. Brief discussion.

Mr. Massonne made motion to approve BZA-0526-12-AG as presented with the condition that the current house be removed within 12 months of occupancy of the new home. Mr. Berry second.

Mr. Bockoski-approve, Mr. Berry-approve, Mr. Massonne-approve 3-0



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

5. **Plan Director's Report:** Mr. Zawadzki summarized the report as follows: April 2026 permit revenue of \$7521 and YTD of \$42011. April 2025 was \$5214 and YTD was at \$14652. That is an increase of \$2307 and YTD increase of \$27359. Issued 44 permits with 30 being in Town and zero new homes, additional 14 in Jackson Township with 1 new home. Also issued six right-a-way permits. Estimated cost of projects associated with these permits is \$956,869.

Paused Frontier projects to allow our guys to catch up on spring tasks. Also got Frontier to agree to only use flush mount boxes. Further education this month was regarding future housing needs.

Chairman Bockoski questioned what the extension permit was. Mr. Zawadzki explained the process, levels before having to go through the whole permit process again. Chairman Bockoski questioned what the hand hole. Mr. Zawadzki explained as the cables come in and then turn they go through the box (hand hole) adding that part of the deal is that any obsolete equipment to be removed. Chairman Bockoski asked why there would be an above ground across from the flush mount. Mr. Zawadzki explained the process for individual home boxes and impact on digging.

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

7. **Legal Counsel's Report:** Mr. Culp stated he just wanted to share that one of the things the general assembly did was the attempt to pass legislation that would have taken away local authority for approval of subdivisions. We have to report to them on what we are doing to be pro residential. We have to have a public hearing before end of year (PC) to discuss our ordinances and what we need to do to be open to residential uses. They are saying there is not enough housing, and they are saying it is due to the municipalities not approving the higher density projects. Mr. Culp added he expects legislation to come up each year. Chairman Bockoski questioned if the BZA needed to do anything for reporting. Mr. Culp stated no, we updated the Comprehensive Plan and starting in the next couple months the interview process to hire a firm to redo the ordinances for the Comp Plan. If we feel there is any changes needed in the ordinances as we go through that process it will be done then. We feel we are in a good position; we have had new subdivisions in the last 10 years and have had others approach and if we had water capacity would have considered them.

8. **Board Member Comments:**

Mr. Massonne stated we have to have land available. Mr. Culp stated he wants to be clear he isn't talking about out at US31, talking about adjacent to town. We have had calls but due to water have not talked further. But this shows our ordinances are appealing yet protective of our small town.

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

June 18th, 2026



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

10. Adjournment: Mr. Massonne made motion to adjourn. Mr. Berry seconded. 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 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**

The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service. If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate. We encourage you to report the request and reach out to our office directly.

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PLANNING AND DEVELOPMENT**
**MAY 06 REC'D
RECEIVED**

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

VARIANCE APPLICATION

OFFICE USE ONLY			
Variance Category		Docket #: BZA-0626-14-R5	
☒ Development Standards	☐ Special Exception	Date of Application: 05/06/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 06/18/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved	
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: John & Amy Stanley			
Property Address: [REDACTED]			
City: Indianapolis Noblesville, IN		State: Indiana	ZIP Code: 46060
Telephone: [REDACTED]		E-mail: [REDACTED]	
Fax: [REDACTED]			
Project Address: 989 S. PEARL ST.		State: IN	ZIP Code: 46034
City: Cicero		Subdivision:	
Parcel:		Telephone:	
General Contractor: FAIRMOUNT BUILDERS		Fax:	
Address: [REDACTED]		Cell Phone: [REDACTED]	
City: FAIRMOUNT		State: IN	ZIP Code: 46128
Email:			
Variance Request: HEIGHT OF GARAGE, DRIVEWAY. ACCESSORY STRUCTURE IN FRONT OF PRIMARY STRUCTURE.			
Commitments/ Conditions Offered:			
Code Section Appealed:			



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PLAN COMMISSION

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PLANNING AND DEVELOPMENT

MAY 06 REC'D
RECEIVED

CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-0626-15-R5
☒ Development Standards	☐ Special Exception	Date of Application: 05/06/2026
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 06/18/2026
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: John & Amy Stanley	
Property Address: [REDACTED]	
City: Indianapolis Noblesville, IN	State: Indiana ZIP Code: 46060
Telephone: [REDACTED]	E-mail: [REDACTED]
Fax: [REDACTED]	
Project Address: 989 S. PEARL ST.	State: IN ZIP Code: 46034
City: Cicero	Subdivision:
Parcel:	Telephone:
General Contractor: FAIRMOUNT BUILDERS	Fax:
Address: [REDACTED]	Cell Phone: [REDACTED]
City: FAIRMOUNT State: IN ZIP Code: 46020	Email:
Variance Request: HEIGHT of GARAGE, DRIVEWAY. ACCESSORY STRUCTURE in front of Primary Structure.	
Commitments/ Conditions Offered:	
Code Section Appealed:	



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

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PLANNING AND DEVELOPMENT

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CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)

VARIANCE APPLICATION

OFFICE USE ONLY

Variance Category		Docket #: BZA-0626-16-R5
☒ Development Standards	☐ Special Exception	Date of Application: 05/06/2026
☐ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$25.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 06/18/2026
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: John & Amy Stanley	
Property Address: [REDACTED]	
City: Indianapolis Noblesville, IN	State: Indiana ZIP Code: 46060
Telephone: [REDACTED]	E-mail: [REDACTED]
Fax: [REDACTED]	
Project Address: 989 S. PEARL ST.	State: IN ZIP Code: 46034
City: Cicero	Subdivision:
Parcel:	Telephone:
General Contractor: FAIRMOUNT BUILDERS	Fax:
Address: [REDACTED]	Cell Phone: [REDACTED]
City: FAIRMOUNT State: IN ZIP Code: 46020	Email:
Variance Request: HEIGHT of GARAGE, DRIVEWAY. ACCESSORY STRUCTURE in front of Primary Structure.	
Commitments/ Conditions Offered:	
Code Section Appealed:	



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

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CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

#1 Height of Garage

#2 Driveway location

#3 Generator Location

Docket #

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:

Absolutely Not

This criterion *has / has not* been met.

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

Findings of Facts:

No

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

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: _____

Print: _____

John A Stanley
John A Stanley

Date: _____

5/6/26

TERRA #: 2510006
DAVIS #: OYL 418
989 Pearl Street
Cicero, IN 46034
Proposed Buyer(s):
Stanley

0 30' 60'

SCALE: 1" = 30'

Lot Area $\approx$ 0.45 Ac.



Lot's 276,277,278
Washington Glass
Company's Addition
Instrument # 1892000004 Book 58, Page 4
Jackson Township, Hamilton County



TERRA #: 2510006
DAVIS #: OYL 418
989 Pearl Street
Cicero, IN 46034
Proposed Buyer(s):
Stanley

EROSION CONTROL NOTES:

1. The erosion and sediment control measures for this lot, noted and shown above are consistent with the overall Development Plans.
2. Temporary construction drive will comply with the local Stormwater Management Ordinances. Protect existing concrete curbing.
3. Gentle swales to be constructed or to be protected along side lot lines during construction, that are to remain post-construction, to direct sheet flow towards the front or rear of the lot and not towards existing structures or proposed building pads.
4. Protect all storm structures and waterways from sediment travel.
5. Soil stabilization for this lot shall be consistent with the engineering plans for this development.
6. Verify the location of Floodplain Limits prior to beginning construction; protect with silt fencing. Not to Encroach.
7. Test soil for pH levels before permanent seeding & mulch and or seed is placed according to County SWCD recommendations.

GENERAL NOTES:

This drawing is NOT intended to represent a Boundary Survey. This drawing is based on elevations from Open Topography. Terra Site Development does not warrant the accuracy or sufficiency of this information. Contractor to verify existing conditions prior to beginning construction.

The slab on grade, crawl space, basement and/or garage elevations depicted hereon, has been determined and based on elevations from Open Topography.

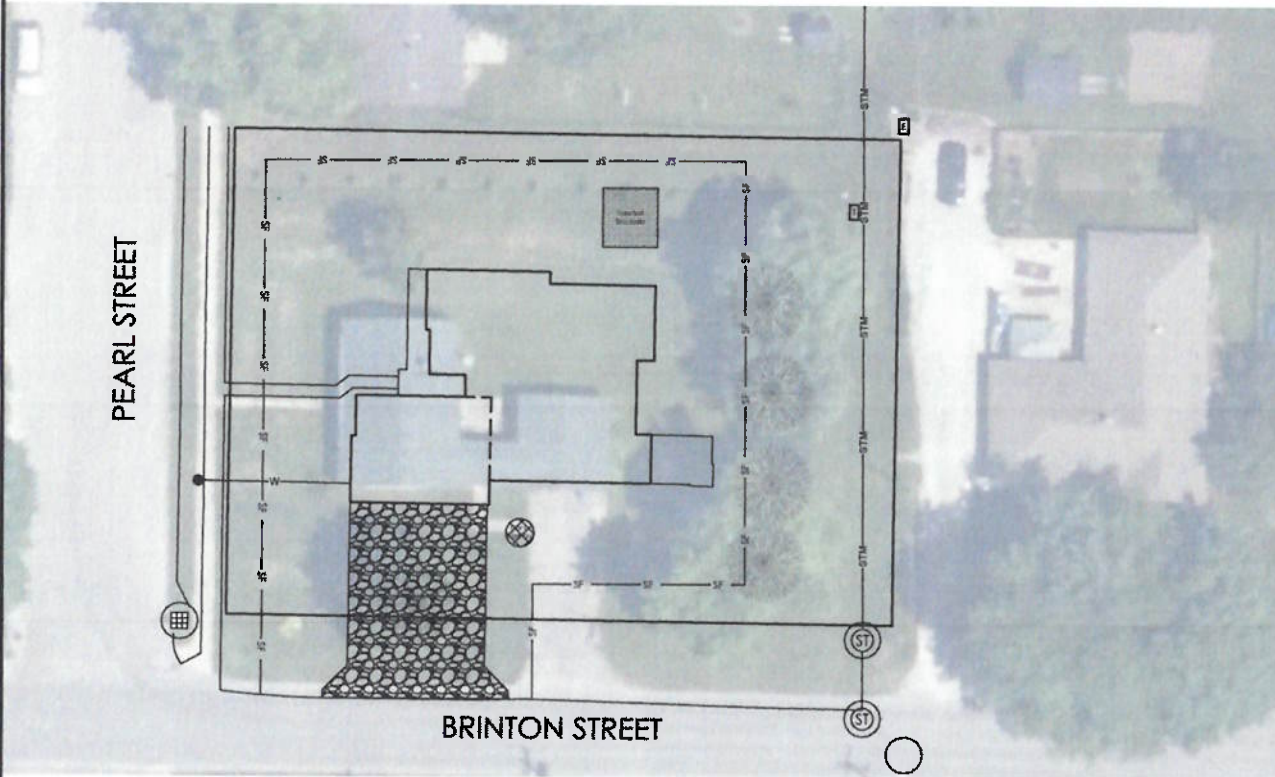
Sump pump(s) to be placed by the builder as needed.

Builder to ensure positive drainage away from all structure(s).



0 30' 60'
SCALE: 1" = 30'

Lot Area = 0.45 Ac.



DAVIS HOMES

3950 Priority Way South
Suite 210
Indianapolis, Indiana 46240

FEMA FLOOD NOTES:

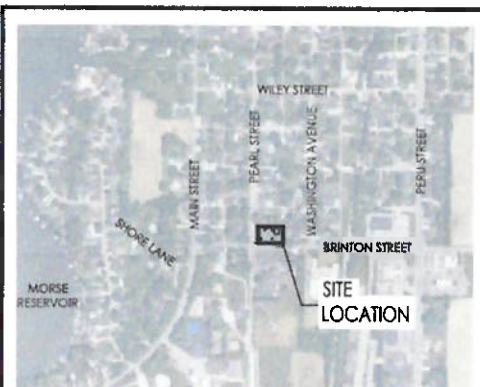
Flood Zone: X
Community Panel: 18057C0132H
Dated: October 18, 2019

LOT SETBACKS

R-5 Zoning
20' Minimum Front Yard
5' Minimum Side Yard
15' Minimum Rear Yard (Primary)
5' Minimum Rear Yard (Accessory)
75% Maximum Lot Coverage

Benchmark
Capped Rebar = 833.82

Benchmark
"X" in Casting = 832.86



LOCATION MAP

Not to Scale



LEGEND (typical)

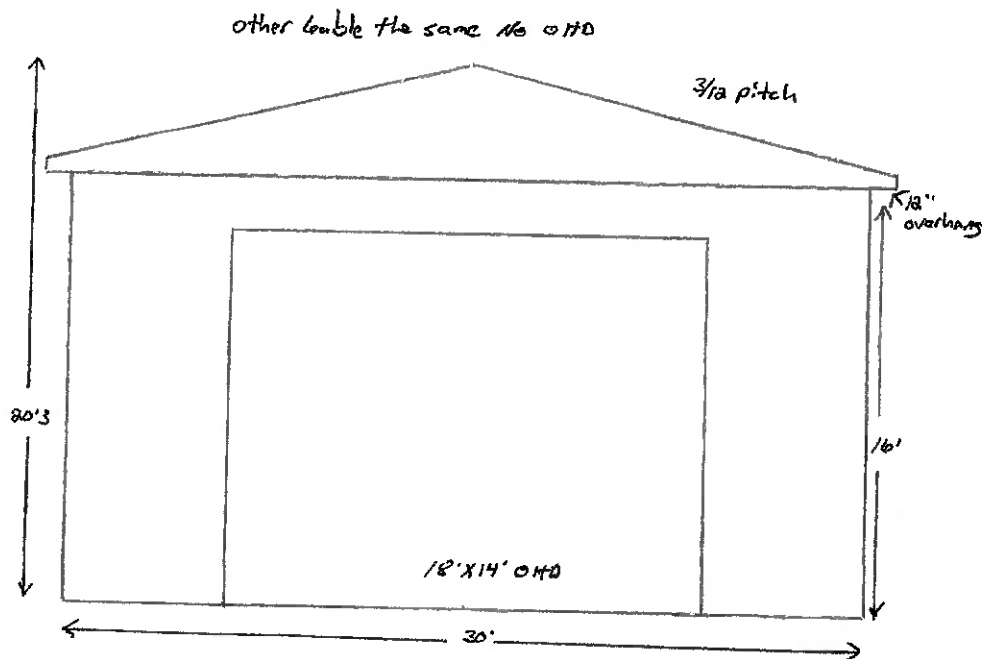
---	Silt Fence
---	Undisturbed Area
---	Stone #2s Construction Entrance
---	Top/Soil Stockpile Area
---	Concrete Washout Area
---	Storm Inlet Protection
---	Sub-Surface Drain
---	Sanitary Sewer
---	Sanitary Sewer Lateral
---	Storm Sewer
---	Water Main
---	3/4" Water Connection
---	Swale / Ditch
---	Drainage Row Arrow



Gregory Richard Ripple
Professional Engineer
Indiana No.: PE11600266
Certified: February 27, 2026

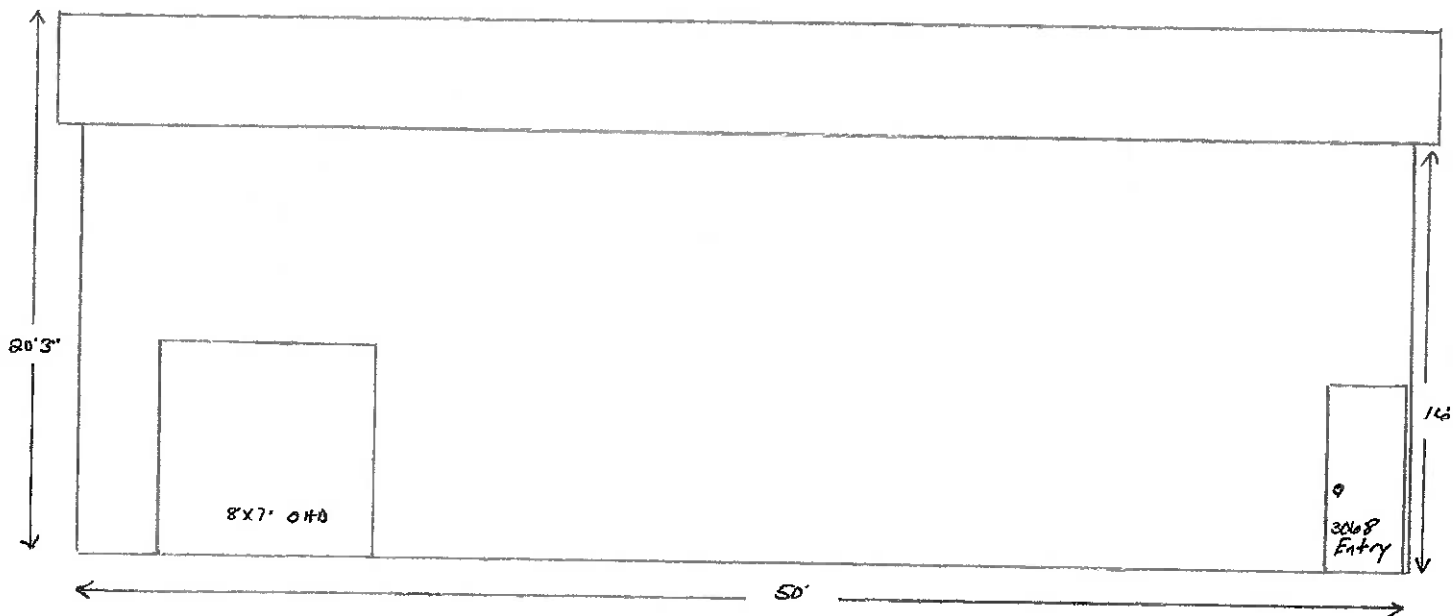
REVISIONS:
House Dri Fit Rev 12-19-2025
House Dri Fit Rev 01-14-2026





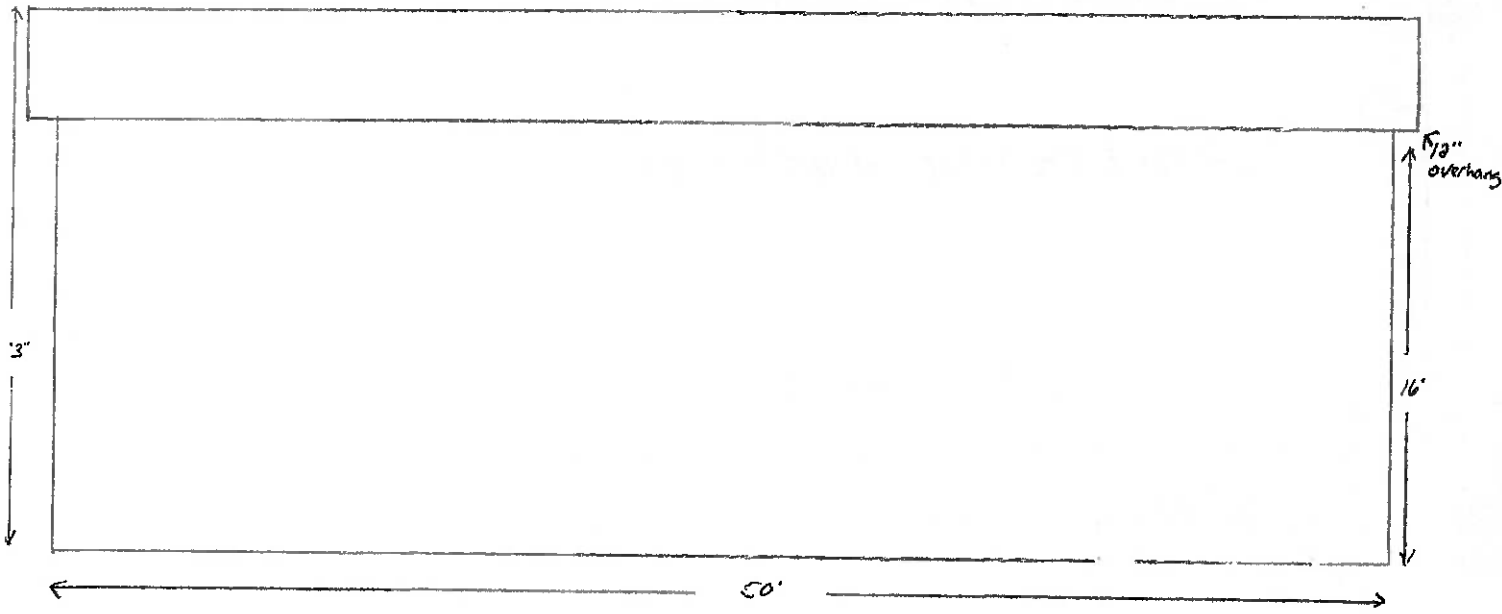
FAIRMOUNT
BUILDINGS, INC.
P. O. Box 201, State Road 26 East
Fairmount, Indiana 46828
Phone: (765) 948-4161

JOB NAME John Stanley
PHONE _____
BUILDING SIZE 30' x 50' x 11'
SCALE _____ DATE _____



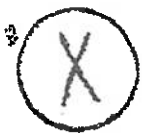
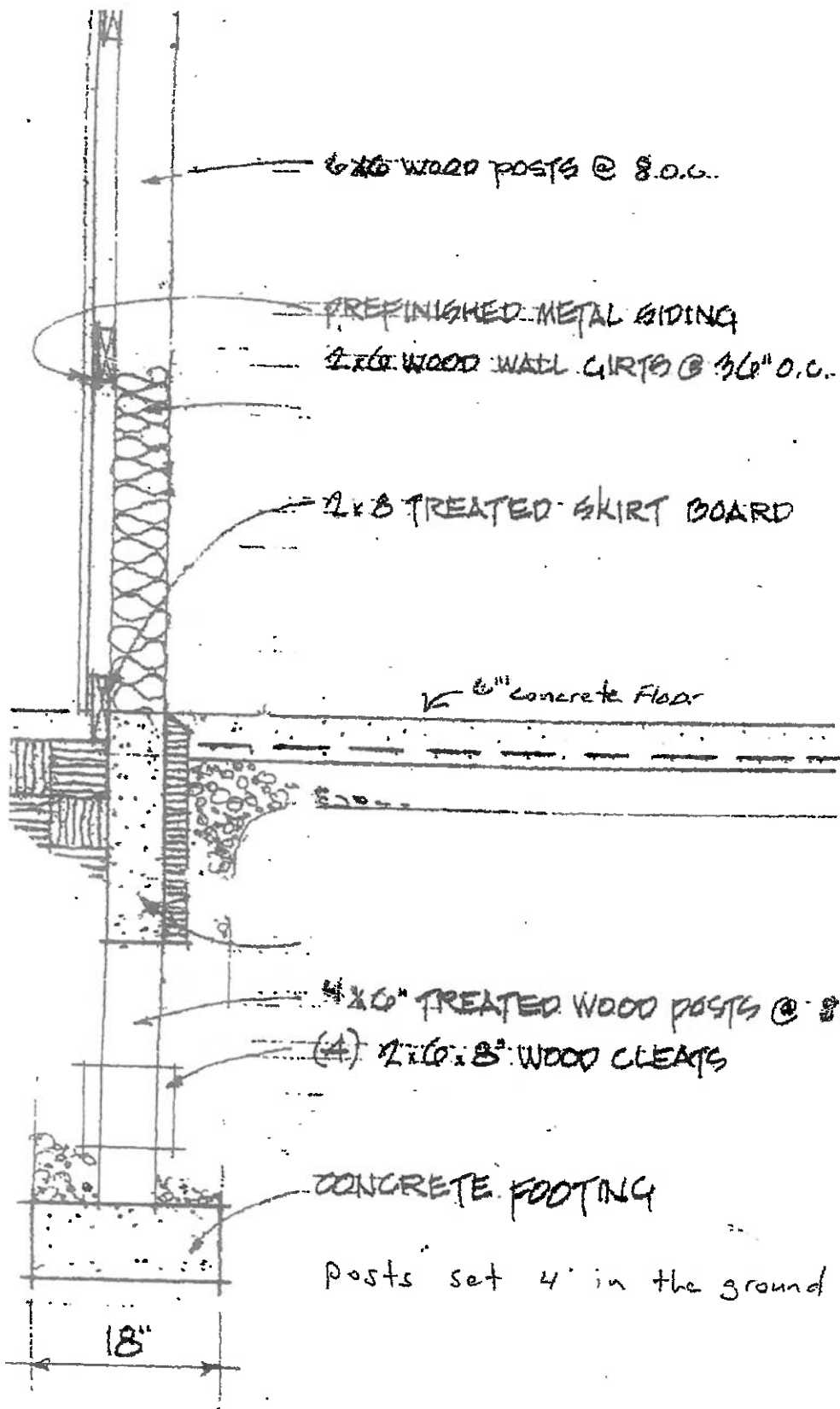
FAIRMOUNT
BUILDINGS, INC.
 P.O. Box 201, State Road 26 East
 Fairmount, Indiana 46928
 Phone: (765) 948-4161

JOB NAME John Stanley
 PHONE _____
 BUILDING SIZE 30' x 50' x 16'
 SCALE _____ DATE _____



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BUILDINGS, INC.
P. O. Box 201, State Road 26 East
Fairmount, Indiana 46928
Phone: (765) 948-4161

JOB NAME John Stanley
PHONE _____
BUILDING SIZE 30' x 50' x 16'
SCALE _____ DATE _____



WALL SECTION

3/4" = 1'-0"



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0626-14,15,16-R5

Petitioner: John & Amy Stanley

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0626-14,15,16-R5

Staff: Frank Zawadzki

Applicant: John & Amy Stanley

Property Size: 0.45 acres

Current Zoning: R5

Location: 989 S Pearl Street, Cicero, IN 46034

Background Summary: Petitioner bought the lot and demolished the existing home to build a new one. The only real concern in my opinion is the drive location. There isn't a drive on Brinton that meets the standard. The next closest one is 75' from an intersection. I recommend approval.

Preliminary Staff Recommendations: I recommend approval. The old drive is very close to where this one will be. It's not close enough to be considered legal non-conforming though.

Zoning Ordinance Considerations: ED-01 says 150' of any intersection on a local street.

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



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Current Property Information:

Land Use: One Family Dwelling Platted

Site Features: 0.45 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 does not need proven here. Practical difficulty is that any place the drive is put will not meet standards.

Petitioner John & Amy Stanley



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 John & Amy Stanley



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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Any Conditions Attached: _____

Signature: _____

Date: _____

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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**

The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service.

If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate. We encourage you to report the request and reach out to our office directly.

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

VARIANCE APPLICATION

**CICERO/JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT**

MAY 12 REC'D

RECEIVED

OFFICE USE ONLY

Variance Category		Docket #: BZA-0626-17-AG
☐ Development Standards	☐ Special Exception	Date of Application: 05/12/2026
☒ Land Use	☐ Other	Date of Expiration:
Variance Check List		Variance Fee: \$750.00
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 06/18/2026
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:
☐ Additional Applications for Variances	☐ Approved	☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: PTV Holdings LLC.		
Property Address: 25185 SR-19		
City: Arcadia	State: IN	ZIP Code: 46030
Telephone: [REDACTED]	E-mail: [REDACTED]	
Fax:		
Project 25185 SR-19		
Address:		
City: Arcadia	Subdivision:	
Parcel: 03-03-30-00-00-032.000	Telephone: [REDACTED]	
General Contractor: Vondersaar Home Inc.		
Fax:		
Address: [REDACTED]		
City: Cicero	State: IN	ZIP Code: 46034
Email: [REDACTED]		
Cell Phone:		
Variance Request: Land Use for professional office.		

Commitments/ Conditions Offered:

Remove existing primary structure and professional use only, not commercial retail.

Code Section Appealed:



*The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment thorough any wire transfer service.
If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate.
We encourage you to report the request and reach out to our office directly.*

CICERO / JACKSON TOWNSHIP (BOARD OF ZONING AND APPEALS)

Petitioners List of Findings

The landowner is requesting a Land Use Variance to construct a barndominium-style professional office building. PTV Holdings LLC and Vondersaar Homes, Inc. are owned by Paul and Tia Vondersaar, Cicero residents. The building will serve as the new corporate office for Vondersaar Homes, Inc. and may also house other professional service providers, such as a real estate agent, insurance agent, or financial planner. It will not occupied for commercial retail, operate only during normal business hours, and is expected to generate minimal traffic. Its design will complement the surrounding farmland and preserve an agricultural character.

Upon approval of the Land Use Variance, the existing home will be removed from the property. This will enhance the appearance and values for surrounding property owners.

Vondersaar Homes, Inc is a local builder and developer with more than 30 years of experience. Our goal is to improve this this property and enhance the value of nearby properties. We have completed previous projects in Cicero that replaced older buildings with new construction or improved existing structures. These projects have received positive feedback from town officials and the community.



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, this will be an improvement to the existing structure on the property.

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 values will increase with the new structure and overall improvement and maintenance of the property.

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 property is zoned AG which does not allow for a commercial property, but does allow for barns and some light commercial applications.

The style of the buildings on the property will stay with the AG designation to help preserve the current zoning and the light amount of traffic will not be any more than a residential home that is allowed on the property.

This criterion has / has not been met.

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

Findings of Facts: No, it is not rezoning the property.

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: Yes, it cannot be used for professional use. There are other properties in the similar situation that have been approved for light commercial use.

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: _____

Print: _____

Date: 5-12-26

Pam Vanderschuer

PART OF THE 1/4 SECTION 26, TOWNSHIP 28 NORTH, RANGE 2 EAST
JACKSON TOWNSHIP, HAMILTON COUNTY, OKLAHOMA

LAND SITUATED IN THE STATE OF INDIANA, COUNTY OF HAMMOND AND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY (30), TOWNSHIP TWENTY (20) NORTH, RANGE FIVE (5) EAST, DESCRIBED AS FOLLOWS:

BEING 1/4 SECTION 30 SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION A POINT ON THE CENTER OF STATE ROAD 102, THENCE CONTINUING ON SAID CENTER LINE 104.7 FEET TO A POINT, THENCE EAST 57.5 FEET ALONG FENCE LINE TO AN IRON PIPE, THENCE 1/4 SECTION 30 SOUTH OF THE CENTER LINE TO AN IRON PIPE, THENCE 1/4 SECTION 30 SOUTH OF THE CENTER LINE TO STATE ROAD 102, TO THE PLACE OF BEGINNING.

[illegible]

THE RETURN PLAN AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS MADE BY EXAMINATION OF RECORDS IN "A" AND SCHEDULE "D" OF A TITLE POLICY.

THIS SURVEY PLAN HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSONS ON EVERY HEREIN NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD BE CHALLENGED AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE PROJECT HEREIN NAMED.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESUPPOSED BY MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

(b6) N.E. CORNER, R.F. 1/4, SEC. 1/4, SECTION 30-30-5
HARRISON LANDS FOUND (PER CO. SURVEYOR REFERENCE)

(b7) S.W. CORNER, R.F. 1/4, SEC. 1/4, SECTION 30-30-5
HARRISON LANDS FOUND (PER CO. SURVEYOR REFERENCE)

(b7) N.E. CORNER, R.F. 1/4, SECTION 30-30-5
HARRISON LANDS FOUND (PER CO. SURVEYOR REFERENCE)

IN MY OPINION, THERE IS ONE FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE DATA MAP. THE INTENTIONED EFFECT OF LAND LIES WITHIN ZONE "D" AS TWO TRACT PLATS BY SCALE ON CERTAIN PARCELS MAPED 180570 COAST OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 18, 2014).

3. OWNERSHIP INFORMATION INDICATED HEREIN IS AS IDENTIFIED BY COUNTY RECORDS ON 2-12-20.

4. THE BLANKET HEREON DOES NOT PURPORT TO SHOW THE UNATTAINED AREAS AFFECTING THE SUBJECT PARCELS NOR DOES IT PURPORT TO SHOW THE PRESENCE OR ABSENCE OF ALL REGULATED OR NON-REGULATED DETACHES OR DRAINS.

5. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE POLICY FOR THE SUBJECT TRACT OR THE ADJACENT TRACTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

P.O.B.	POINT OF BEGINNING
Q/R	POINT OF RISE

(186) (187) COMPARED LOCATION (CENTER OF WH 18)
 (188) (189) 8/10" HIGH ROD SET
 (190) (191) 2 1/2" HIGH ROD WITH YELLOW CAP
 (192) (193) STAMPED "MILLED STEEL" SET

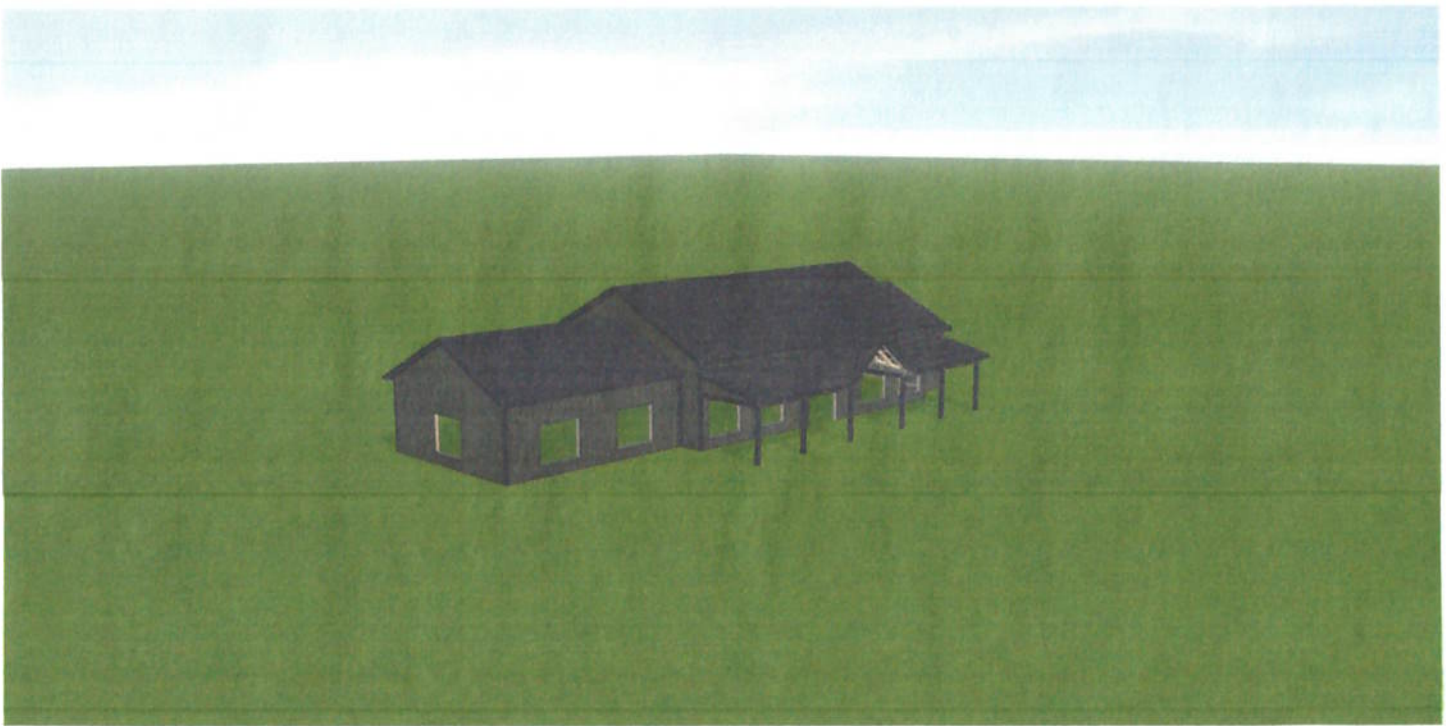
ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE DUTHER 100-YEAR FLOODPLAIN

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOODED RATE MAP #B333C 02420 AREA IN ZONE "X" MAP DATED NOVEMBER 12, 2014.

[illegible]

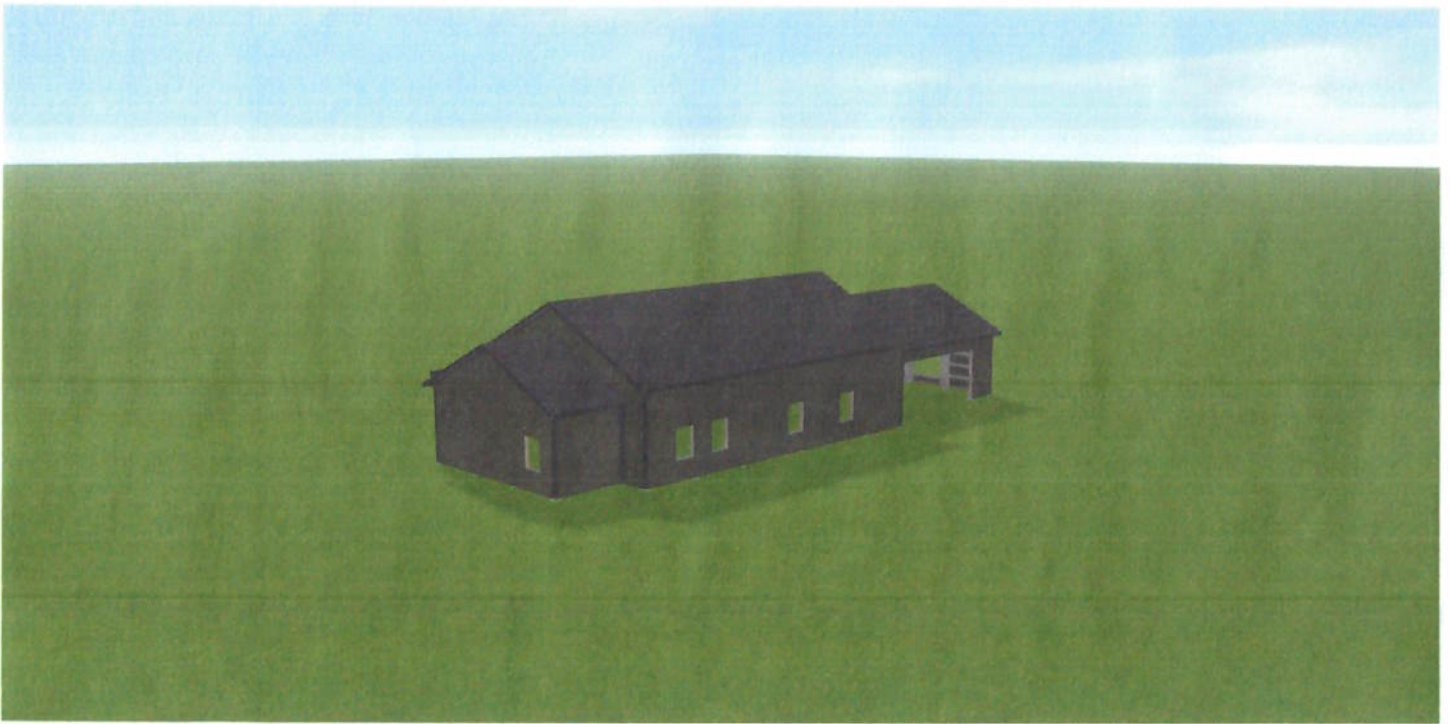
Iso 1

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



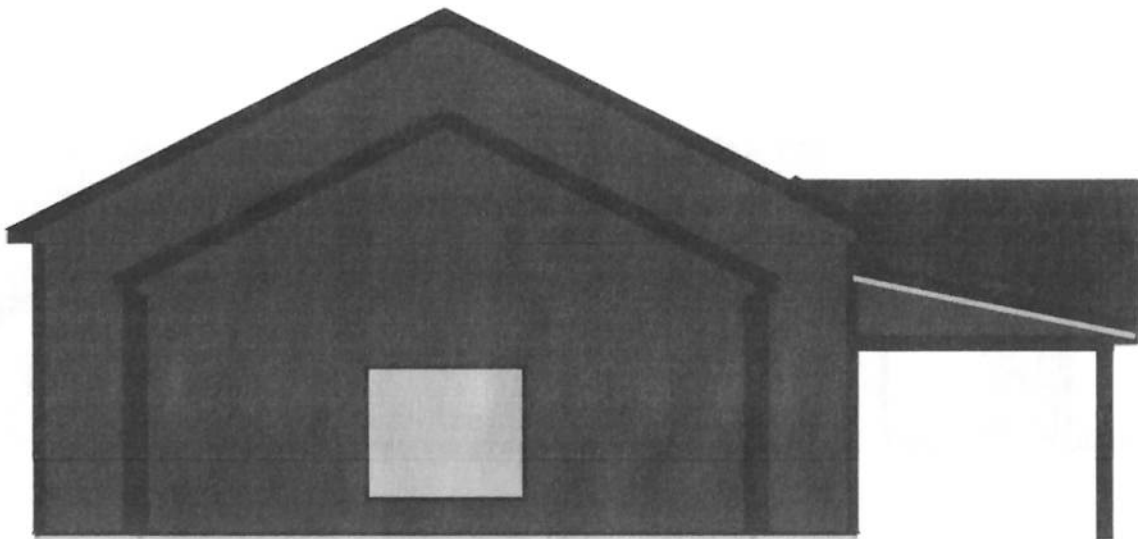
Iso 2

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



Front Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



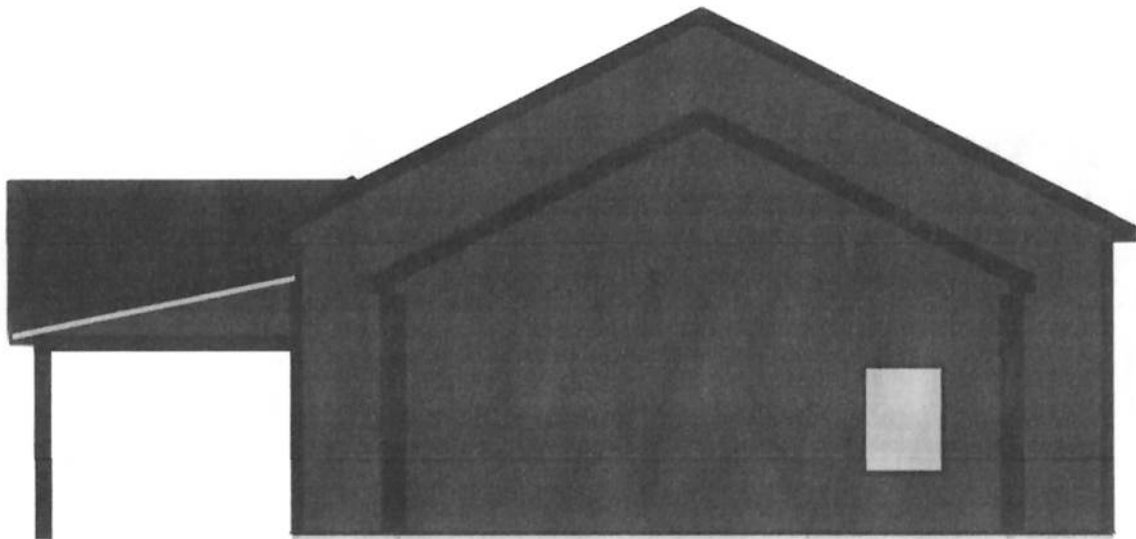
Left Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



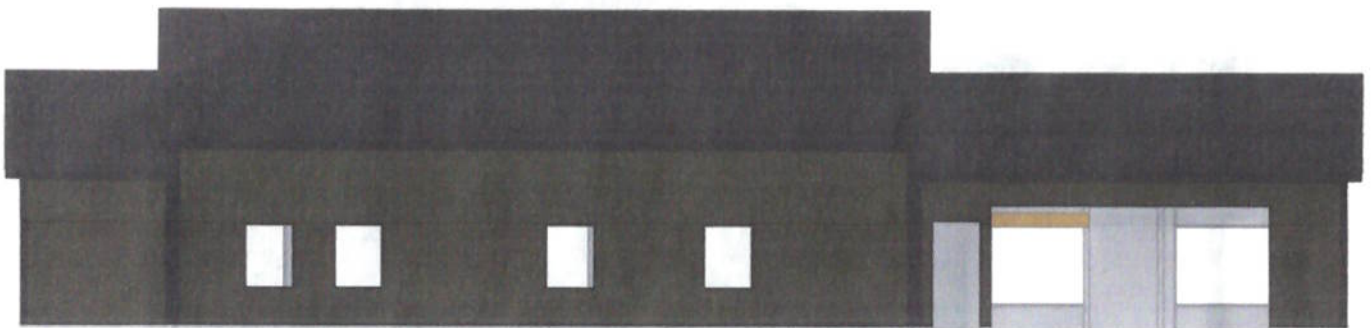
Back Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM



Right Elevation

Job: Vondersaar Office
Date: 4/1/2026
Time: 2:30 PM





CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0626-17-AG

Petitioner: PTV Holdings

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0626-17-AG

Staff: Frank Zawadzki

Applicant: PTV Holdings LLC

Property Size: 1.24 acres

Current Zoning: AG

Location: 25185 State Road 19, Arcadia, IN 46030

Background Summary: Petitioner bought the property and was unsure of his desires for it. Possibly renovate existing, possibly demo and build new, possibly seek Variance to use as an office space for his home building business. Has opted for the latter. The building currently under construction could be used for any purpose including single family residential.

Preliminary Staff Recommendations: Staff not opposed to approval.

Zoning Ordinance Considerations: C2 zoning close nearby. Variance was granted to property south of his for a restaurant. (Yeery)

District Intent: : The "AG" District, Agriculture, is intended to provide a land use category for agricultural activities.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Current Property Information:

Land Use: One Family Dwelling Platted

Site Features: 1.24 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:

No aesthetic review will be required here.

Findings of Facts/Decision Criteria: Petitioner will need to demonstrate a hardship here.

Petitioner PTV Holdings



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

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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:

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____

Print: _____



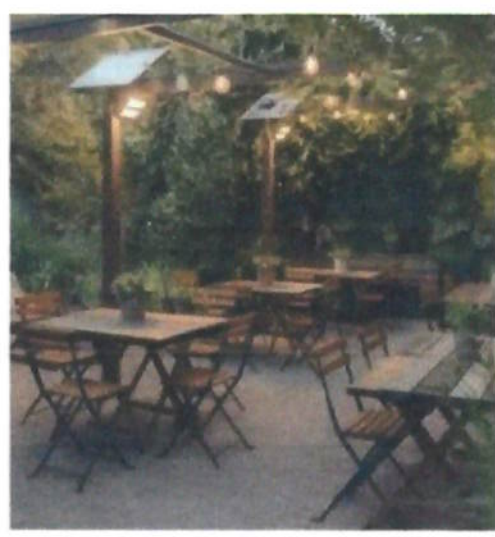
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TOWNSHIP
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**CICERO / JACKSON TOWNSHIP
(BOARD OF ZONING AND APPEALS)**

VARIANCE APPLICATION

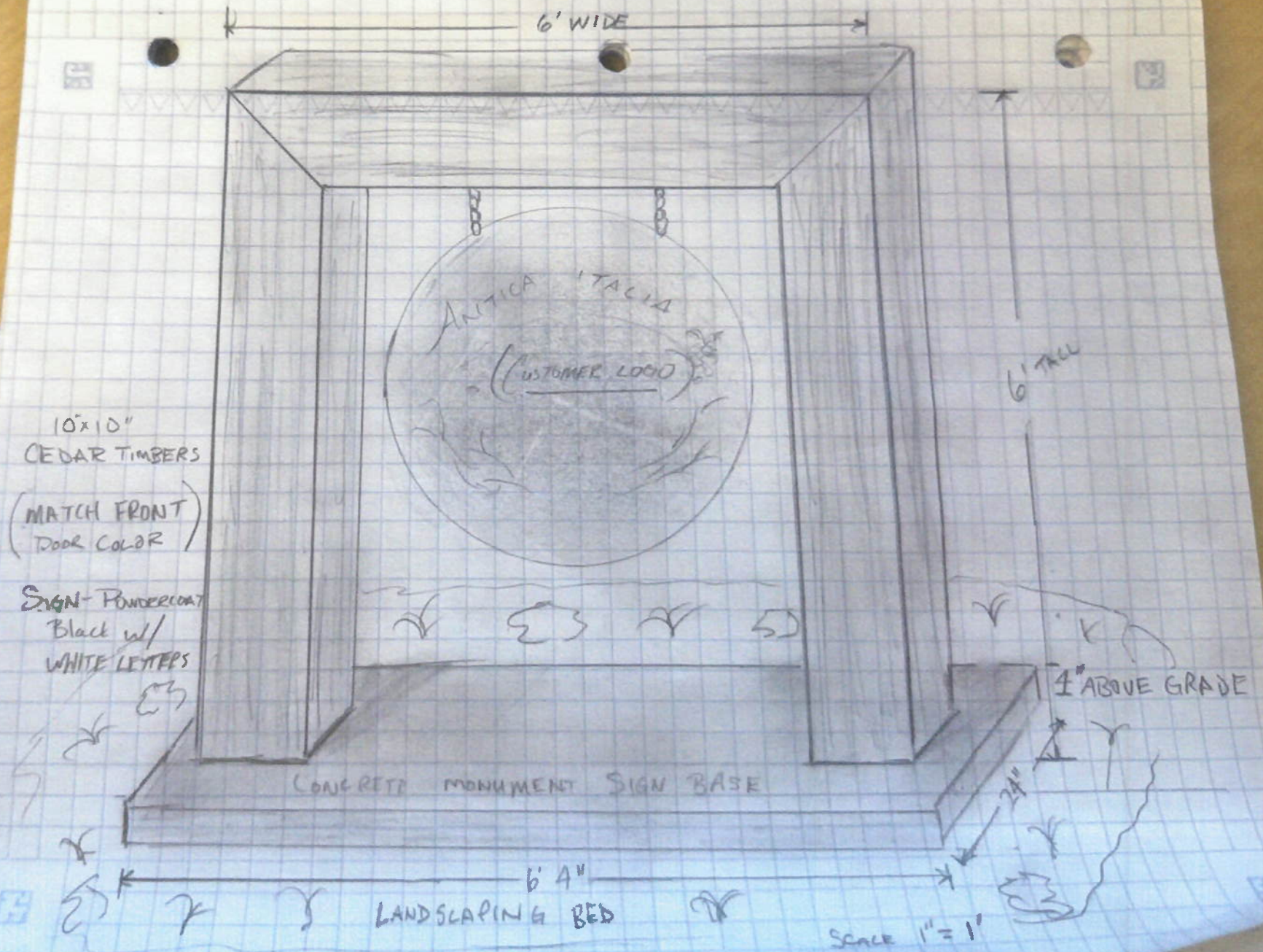
OFFICE USE ONLY			
Variance Category		Docket #: BZA-0626-18-NC	
☒ Development Standards	☐ Special Exception	Date of Application: 05/18/2026	
☐ Land Use	☐ Other	Date of Expiration:	
Variance Check List		Variance Fee: \$320.00	
☐ Adjoiner List	☐ Legal Notice Copy	Date of Hearing: 06/18/2026	
☐ Certified Mail Receipts	☐ Property Sign	Date of Decision:	
☐ Additional Applications for Variances		☐ Approved	☐ Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Scott Schuler			
Property Address: patio vs. cedar deck would be best. As it will be level with the sidewalk , prov			
City: so that customers do not have to step up or		State:	ZIP Code: Monument sign
Telephone: [REDACTED]		E-mail:	
Fax:			
Project Address:		State: IN	ZIP Code: 46034
City: Cicero		Subdivision: The sign and deck area will coordina	
Parcel:		Telephone:	
General Contractor: Hannigan Bldg Co		Fax:	
Address: [REDACTED]		Cell Phone: [REDACTED]	
City: Westfield	State: IN	ZIP Code:	
Email: [REDACTED]			
Variance Request: Outdoor seating concrete slab 18' x 14' level with sidewalk, landscaping vs. planter boxes, outdoor cedar tables & chairs as shown prior , if using umbrellas they will not have graphics or logos, monument sign position shift for better visual, and will not block as exiting st.			
Commitments/ Conditions Offered:			
Outdoor seating will coordinte with building, and provide a safe environment vs. a step up. Sign needs to shif from the right of way			
So that it is visible for customers, providing an attractive asthetic, while safely positioning this so that it doesnt provide any blockage for traffic. Drawings and photos attached.			
Code Section Appealed:			



Examples of seating on concrete, umbrellas solid black, appropriate string lighting , possilbe heaters with landscaping to match the monument sign, 5' 1/4" off sidewalk, approx 18' x 14"



This will have a concrete base creating a monument sign and will be horizontal with landscaping around it, and uplighting 6' 4" x 2', starting 5' off sidewalk



10x10"
CEDAR TIMBERS

(MATCH FRONT
DOOR COLOR)

SIGN - POWDERCOAT
Black w/
WHITE LETTERS

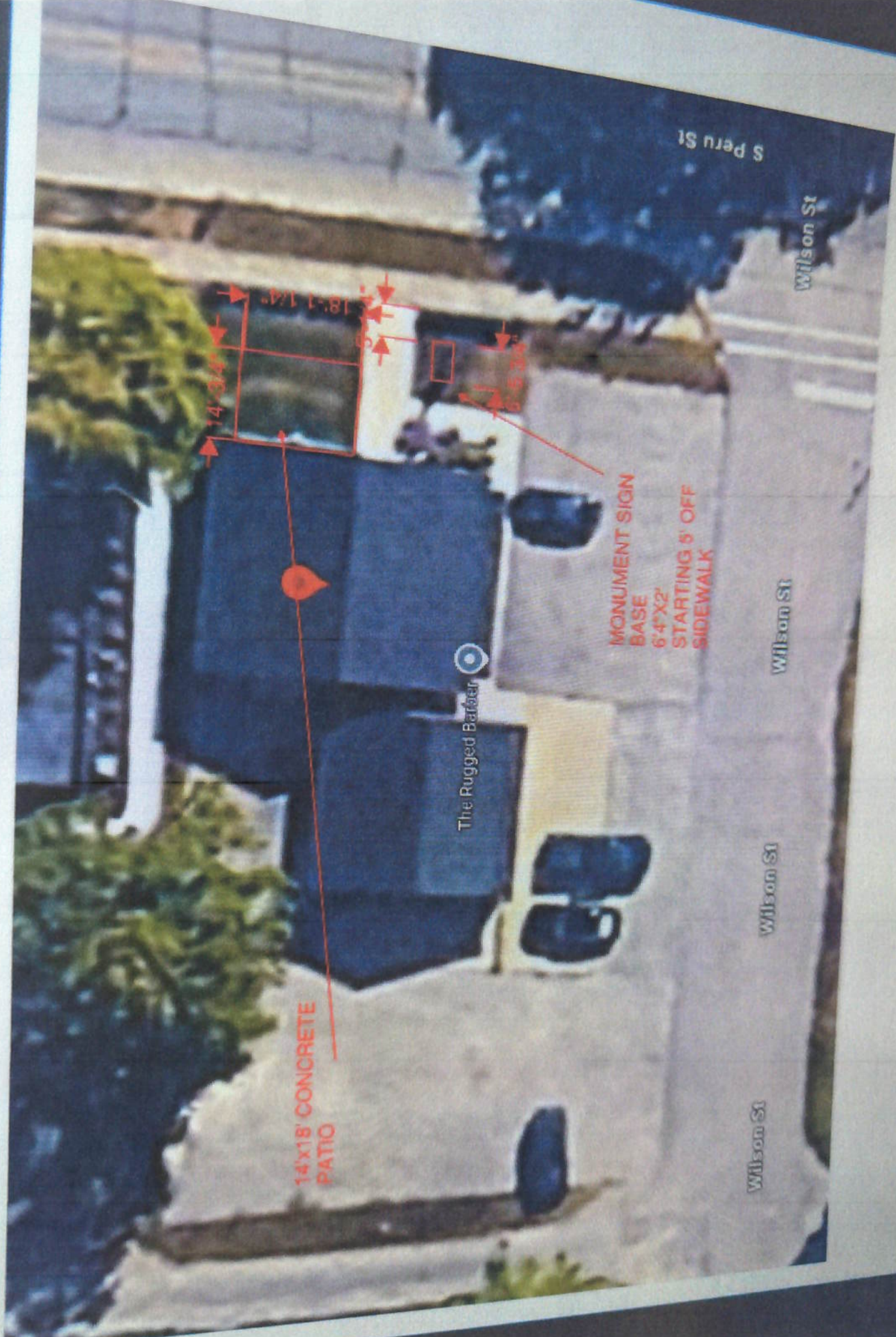
CONCRETE MONUMENT SIGN BASE

6' 4"
LANDSCAPING BED

6' TALL

4" ABOVE GRADE

SCALE 1" = 1'



14'x18' CONCRETE
PATIO

The Rugged Barber

MONUMENT SIGN
BASE
6'4\"X2'
STARTING 6' OFF
SIDEWALK

Wilson St

Wilson St

Wilson St

Wilson St

S Peru St



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0626-18,19-NC

Petitioner: Antica Italia/Wendy Gilbert Reed/Troy Reed – Scott Schuler

Cicero/Jackson Township Plan Director Staff Report

Docket No. BZA-0626-18,19-NC

Staff: Frank Zawadzki

Applicant: Wendy Gilbert Reed/Troy Reed – Scott Schuler

Property Size: .25 acres

Current Zoning: NC

Location: 770 S Peru Street, Cicero, IN 46034

Background Summary: Petitioner was granted a land use variance to allow a restaurant w/outdoor seating and a sausage manufacturing business. Several variances have been granted previously for parking, signage and fencing. They were undecided on the sign and outdoor seating area previously yet managed to get this approved for aesthetic review pending the results of this hearing if needed.

Preliminary Staff Recommendations: Staff recommends approval. The sign is very nice and won't be visible where standards permit. The slab for outdoor seating is only on this docket because of impervious surface. We don't typically ask for building permits for a slab unless it crosses the ROW.

Zoning Ordinance Considerations: 10' from sidewalk is where sign would be permitted, 60% coverage permitted. Lot is currently at about 90% and has been this way for several years. There seems to be no



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drainage issue on this end of town. A deck could serve a similar purpose and not contribute to as much impervious surface count since they drain through significantly. I personally think the slab won't make anything noticeably worse though.

District Intent: : The "NC" (Neighborhood Commercial) District is intended to provide a land use category for small scale commercial uses that provide products and services to neighborhoods.

Current Property Information:

Land Use: Other Retail Structure

Site Features: 0.25 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: we'll need to prove a practical difficulty. Easy for the sign, less so for the slab.

Petitioner Antica Italia/Wndie Gilbert Reed/Troy Reed/Scott Schuler



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.



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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

May 2026

Permit Revenue: May 2026 = \$5,697 YTD: \$47,708

May 2025 = \$4,629 YTD: \$17,906

Difference: Month = +\$1,068 YTD: +\$29,802

We have issued a total of 34 building permits for May 2026.

22 have been inside the corporate limits (0 new homes).

We have issued 12 in Jackson Township (of which, 1 is for a new home).

1 permit for ROW/Extensions in total

Estimated Cost of projects permitted \$1,408,535.00

The Planning Commission meeting will be on June 10th, 2026. The next
BZA meeting is scheduled for June 21st, 2026.

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

At your service!

Frank Zawadzki