



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Board of Zoning Appeals Meeting Minutes

June 18th, 2026

7:00pm

Roll call of Members:

Present:

- Scott Bockoski – Chairman
- Mike Berry
- Mark Thomas
- Steve Zell
- Frank Zawadzki – Cicero Jackson Township Planning Director
- Terri Strong – Recorder

Absent:

Harrison Massonne
Aaron Culp-Legal Counsel

1. Declaration of Quorum- Chairman Bockoski declared a quorum with 4/5 members present. Continued by explaining to the petitioners' options since it was not a full board. If they want to reschedule for a full board they can do so, they can continue knowing that they must get 3 votes for a passing vote.

2. Approval of Minutes:

Mr. Zell made a motion to approve BZA minutes from June 18, 2026, meeting as submitted. Mr. Berry second. All present in favor.

3. Old Business: No old business.

Chairman Bockoski instructed the public that the BZA 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 attendant 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.

4. New Business:

Chairman Bockoski stated there are three dockets for the same petitioner. We will read all into the record, discuss together and vote separately.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket: BZA-0626-14-R5

Petitioner: John & Amy Stanley

Property 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: BZA-06-15-R5

Petitioner: John & Amy Stanley

Property 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 to be 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.

Docket: BZA-0626-16-R5

Petitioner: John & Amy Stanley

Property 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: all 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.

John Stanley and Amy 16365 St. Road 38 East, Noblesville. Property purchased is 989 S. Pearl Street across from the library. From small towns and want to move from the country, several friends in the community and love Cicero. Purchased older home. We have motor home and trailer and want to build garage to put the motor home in when not traveling and out of elements. The third thing is a home generator, and if in the back the neighbors will all hear it. If it is running, the library would not be open. While we have not had one, we want one. Driveway is 40 ft from intersection, measured and none of the neighbors are 150 feet from the intersection. Have discussed with all the neighbors to prevent surprises. No negative feedback from the neighbors.

Mr. Zell questioned the first petition is the garage we are talking about, is that correct? Answer: Yes. The second petition is for the generator, as an accessory structure. And Third is the house drive. Mr. Zawadzki stated correct. Mr. Thomas questioned where the generator is to be located. Mr. Stanley used monitor to describe the location. Friend has one that comes on every Saturday for five minutes, does startle me but only lasts five minutes. Mr. Zell questioned if there would be a privacy fence around it. Mr. Stanley stated he wasn't planning on it but could put scrubs around it to screen



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

it. Mr. Zell expressed concern for visibility. Mr. Stanley explained that it is in an alcove which limits visibility and does look like an air conditioner. Mrs. Stanley stated they had discussed evergreens. Mr. Zell clarified the height is for the RV, keeping it off the street as well. Mr. Stanley stated the garage will match/compliment the house. Mr. Berry questioned the driveway, assuming paved? Mr. Stanley stated either paved or concrete. Mr. Berry asked since close to the intersection are you planning any pillars or such at the end of the drive. Mr. Stanley stated no, just flat, but we are the only one on Pearl that can have a mailbox. The mail lady stated it goes on Brinton. Mr. Stanley stated hoping to have a drive that can turn around in, for safety. Chairman Bockoski questioned where the door will be to the garage. Mr. Stanley stated through the alley. Mr. Thomas clarified the door is not facing Brinton Street? Mr. Stanley stated it is but have enough room to exit garage to the alley. Discussion of the cost of concrete and options for blocks with grass.

Mr. Zell made motion to open to public for comments on items from the Stanley's. Mr. Thomas second. All present in favor.

No one stepped to podium from the public.

Mr. Zell made motion to close the public hearing on these items. Mr. Thomas seconded the motion. All present in favor.

Chairman Bockoski asked if any questions from the Board, adding that we discussed some type of barrier on Brinton St. side to the generator. Discussion on sidewalk, options if a stipulation. Chairman Bockoski questioned Mr. Stanley was going to have any utilities in the barn, any living quarters, or running of a business from the structure. Mr. Stanley answered only electric to be able to charge and have lights. Mr. Thomas questioned the width of the driveway to the barn. Mr. Stanley answered coming out of barn is 30 feet wide, not going to put the whole width-20 feet out to the alley.

**Mr. Zell made a motion to approve BZA-0626-14-R5 as presented. Mr. Berry second.
Mr. Bockoski-approve, Mr. Berry-approve, Mr. Thomas-approve, Mr. Zell-approve. 4-0**

**Mr. Zell made a motion to approve BZA-0626-15-R5 as presented with following stipulation:
landscaping to be installed around the generator to improve the aesthetics. Mr. Berry second.
Mr. Berry-approve, Mr. Zell-approve, Mr. Bockoski-approve, Mr. Thomas-approve. 4-0**

**Mr. Zell made a motion to approve BZA-0626-16-R5 as presented. Mr. Berry second.
Mr. Thomas-approve, Mr. Zell-approve, Mr. Berry-approve, Mr. Bockoski-approve. 4-0**

Docket: BZA-0626-17-AG

Petitioner: Vondersaar Homes

Property Address: 25185 St. Rd 19, Cicero, IN 46034

A Land Use Variance application has been submitted regarding the property located at 25185 St Rd 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.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Zawadzki asked for motion to table Docket No. BZA-0626-17-AG until next BZA meeting, which is July 16th, 2026, at Town Hall in Cicero. Notice was not in time.

Mr. Thomas made a motion to table BZA-0626-17-AG as requested. Mr. Zell second. All present in favor.

Chairman Bockoski stated will address the next two petitions together and vote separately.

Docket: BZA-0626-18-NC

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

Property Address: 770 S. Peru Steet, Cicero, IN 46034

A Development Standard 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 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 ten (10) feet from the property line in the Neighborhood Commercial District "NC".

Docket: BZA-0626-19-NC

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

Property 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".

Troy Reed 1166 Hollyberry Circle, Fishers, IN, and wife Wendy Gilbert Reed same address.

Chairman Bockoski stated it has been read into record, please tell us why the sign needs to be five feet from the property line. Mr. Reed if the sign is 10 feet from the walkway, it leaves only 2 feet from the doorway. Asking for 5 feet from sidewalk, photos shown with plywood demonstrating what it would look like and to depict what it would look like traveling Peru St. Showing that does not impede the view. Sign is 6ft tall and width is 6ft, plywood used is 4 feet wide, but the two feet would be towards the building. Photos used to show a similar sign not the actual sign, will be able to read on both sides.

Chairman Bockoski questioned the need to exceed the lot footage. Mr. Reed stated that is for the patio. It is on the other side of the walkway (northside). Size is 18 feet 1.75 inches, 14 ¾ east west, leaving approximately 6 feet of grass. Drawings used. Mr. Reed continued adding that the patio would be next year. Mrs. Gilbert-Reed stated wanted to get all approvals now. Chairman Bockoski asked Mr. Zawadzki without the patio, what percentage of that lot is covered already. Mr. Zawadzki guessed approximately 70%. Mr. Zell clarified that the outdoor seating was already approved. Mr. Thomas questioned if would be using basic concrete or anything more for the aesthetics. Mr. Reed answered printed concrete but be able to match the sidewalk. (pictures used). Mr. Thomas questioned if there was any issues with drainage. Mr. Zawadzki stated haven't had any issues in



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

town and do not feel it would be an issue. Chairman Bockoski stated we don't have to ask about hours of operations, lighting etc. because we have already reviewed. Mr. Reed stated recent material that they coat and pour so water would run through, this might be an option if water is an issue. Mr. Zawadzki stated if that would be an issue after construction, he would reach out and action to be taken if impacting neighbor's property.

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

No public present, nothing to read in.

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

Chairman Bockoski asked if any further questions by Board members, if not will entertain a motion.

Mr. Thomas made motion to approve Docket No. BZA-0626-18-NC as presented. Mr. Berry seconded the motion.

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

Mr. Thomas made motion to approve Docket No. BZA-0626-19-NC as presented. Mr. Berry seconded the motion.

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

Chairman Bockoski stated all approved, look forward to you getting open.

Mr. Berry asked if dog friendly patio. Answer was sure. Mr. Thomas asked open time. Mr. Reed stated one more issue, but hopefully mid-July.

Letters & Email Notification(s) Modification of Procedure-Chairman Bockoski turned over to Mr. Zawadzki. Mr. Zawadzki stated we have discussed procedures for reading of letters at several meetings. This was a feature added during Covid, no longer needed and Plan Commission has already adopted the change to procedure to make part of their Rules of Procedure. Asking for motion to do the same here tonight. We will remove language from Rules of Procedures and add when/how handled. Mr. Zawadzki reminded that the letters would be part of packets if received before packet time. They will be part of Listserv, public communication service, by 10:00 the following day from the hearing. Copies of the letters at hearing itself. Need a motion to adopt.

Mr. Zell made a motion to approve the Rules of Procedure as presented by Mr. Zawadzki. Mr. Berry seconded the motion.

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

Mr. Berry asked if it was immediately effective. Mr. Zawadzki clarified he would check with Mr. Culp. Chairman Bockoski stated he thought it would be effective after verbiage was changed in notices.

5. **Plan Director's Report:** Mr. Zawadzki summarized report as follows. Permit revenue for May 2026 was \$5697 and YTD \$47708. Compared to May 2025 of \$4629 and YTD \$17906.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

This is difference of +\$1068 and YTD + \$17906. Permits issued 34- of which 22 in Town, zero new homes, additional 12 in Township and 1 new home. One right-a-way permit extended. Estimated costs of projects permitted was \$1,408,535.

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

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

8. **Board Member Comments:** Mr. Zell stated he had questions for Mr. Culp but will save for next meeting. Mr. Berry stated he has a complaint, but this is wrong forum for it, we talked about the utilities. It has been said that the boxes if still in use have to stay in place. Mr. Zawadzki stated that is correct. Mr. Berry stated those boxes look terrible, rusty, falling apart. Is it possible to require the owners (not the property owners) to be fixed, painted etc.? Chairman Bockoski added they don't fit the environment they are in. Mr. Zawadzki stated he can't make promises but will address. Mr. Berry added that when Frontier came out they cut the neighbors Comcast line, Comcast comes out and replaces but why don't they grab the old line? If getting full why not eliminate? Mr. Zawadzki stated with the new permit system, they are required to removed old stuff. Problem is there are still a lot of folks using landlines, which is Frontier. It is part of the process with the new permit system.

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

July 16th, 2026

10. **Adjournment:**

Mr. Zell made motion to adjourn. Mr. Berry second. All present in favor.

Chairman: [Signature]

Secretary: [Signature] Harrison R.

Date: 7/16/26

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

Scott Bockoski – Council President Appointment – Term 01/01/2024 – 12/31/2027

Mike Berry – Council President Appointment – Term 01/01/2024 – 12/31/2027



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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