



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



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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



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10. Adjournment: Mr. Massonne made motion to adjourn. Mr. Berry seconded. All present in favor.

Chairman: Andrew C. Berry

Secretary: Mark Thomas Harrison Massone

Date: 6/18/26

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

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

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

Harrison 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