



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONER: Dewaine Cherry (Cherry's Estates)

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 5/13/15

President Dan Strong called the May Session of the Cicero/Jackson Township Plan Commission meeting to order at 7:01 pm.

The members of the C/JT Plan Commission were present or absent as follows:

PRESENT: Dan Strong - President
Christopher Lutz - Vice President
Chad Amos
Dennis Schrumpf
Glen Schwartz
Steve Shields
Paul Munoz - C/JT Plan Director
Sally Mangas - Recorder

ABSENT: Tim Fonderoli
Paul Vondersaar - Secretary
Stephen Zell
Aaron Culp - Legal Counsel

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 5 members present. (Steve Shields did arrive a few minutes late giving us 6 members present) President Strong further stated to Mr. Althouse that he would have the option of tabling his request this evening since it would take 5 favorable votes to pass; Mr. Althouse stated that they would continue this evening.

2. APPROVAL OF MINUTES:

Chad Amos made a motion to approve the 4/8/15 minutes as submitted and Glen Schwartz seconded the motion. All members present were in favor.

3. OLD BUSINESS:

None



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

4. NEW BUSINESS:

Docket#: PC-0315-003-AG also known as 03-02-20-00-00-024.102

Petitioner: Dewaine Cherry (Cherry's Estates)

**Property Address: 26090 Salem Road
Arcadia, IN 46030**

Minor Subdivision Application: To allow for a one (1) lot split of 3.00 acres from the parent track of 11.92 acres.

President Strong asked Mr. Cherry's representative to introduce himself. Mr. Nathan Althouse with Miller Surveying located at 948 Connor Street, Noblesville, Indiana stated he was representing Mr. Dewaine Cherry in a 2 lot residential plat. Mr. Althouse continued stating that the property is located from Anthony Road to Salem Road about 1/4 of a mile north of 256th Street. He stated that the purpose of this plat is to cut off the west 3 acres for a custom home site. They are going through the platting process; they have gone through TAC, the County Highway Department is perfectly happy with the plat, the County Surveyor has signed off on the plat. Mr. Althouse gave a little history on the property stating that it is actually part of an Exempt Plat which they don't really do in Jackson Township; it's called Sterns Estates Exempt Plat which is a 2 lot plat and this is lot 1 in that plat. Mr. Althouse continued stating that if you do any research on it you won't be able to find anything, it's not recorded; they used to do exempt plats in Jackson Township. Mr. Althouse stated that part of that plat had some easements that were vacated doing this plat; this property is 2 down from Morgan Estates which was just completed the middle to end of last year. Mr. Althouse remarked that when they were doing Morgan Estates that section of woods was on an Indiana Inventory Wetlands Map so they had a wetlands study done on the woods which delineated the wetlands for our property as well as the Morgan Estates when they platted it. Mr. Althouse stated that for this plat they are actually planning a drainage easement that will go around the wetlands to better protect it so it's of record on a recorded plat so that you know that it is there. Mr. Althouse stated that Mr. Cherry has done a lot of due diligence on that part of it, he went to the drainage board and got their approval, IDEA signed off on it, the conservation (unintelligible)...so they did all of that before ever filing for the Primary Plat. Mr. Althouse stated that that is all that they are doing; they meet all of the subdivision controlling ordinances and they are just here to ask for approval of a 2 lot plot.

Mr. Munoz stated that Mr. Cherry has done an extensive amount of research on this when it comes to the wetlands and making sure that all of the criteria were met when the new delineation was put in place and we have copies of all of that on file and it meets all the requirements and has been done very well.

President Strong asked in regards to the Hamilton County Soil and Water and their recommendation (unintelligible) taking care of that to which Mr. Munoz responded that he was talking about the recommendation that the plat show for future buyers that state and federal agencies regulate those wetlands and that the owner should consult those agencies for...Mr. Althouse asked if they should just add that to the secondary plat to which Mr. Munoz acknowledged adding mainly as a disclaimer. Mr. Munoz stated that he did finally hear back from Mr. Lucas with the Highway Department and they had already spoken with him and he is comfortable with everything that was discussed. President Strong asked if all the notices had been made



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

to which Mr. Munoz stated that they had. President Strong asked the board if they had any questions or comments to which there were none.

President Strong asked for a motion to open the public hearing to which Chad Amos motioned and Chris Lutz seconded; all members present were in favor. President Strong asked if anyone from the public would like to speak in regards to Cherry's Estates; there were no comments. President Strong asked for a motion to close the public hearing to which Chad Amos motioned and Glen Schwartz seconded; all members present were in favor.

President Strong asked for any further discussion from the board members to which there was none.

Chris Lutz made a motion to approve PC-0315-003-AG adding that the secondary plat has to include the amendment to the wetlands area; Chad Amos seconded the motion. All members present were in favor.

5. PLAN DIRECTORS REPORT:

Mrs. Munoz stated that the ordinance updates just came in, they are punched and ready we are just waiting on the binders to come in, hopefully this week, and then we will get them out. The maps have to be sent back because one of the colors was messed up and does not match with the key for that area. Once those books are in we will also be getting the copies of the Comprehensive Plan ready to go out. Mr. Munoz continued stating that we will probably try to put together disks for anyone who is interested in having it in electronic form because it is a lot cheaper for us to do that and then you can have it on your laptop or computer and be able to review it that way however if anyone wants a paper copy we will make one for them but we will have a copy on file in our office and a copy on file in the clerk's office. Vice President Lutz asked if it will be on the website also to which Mr. Munoz stated it will. Mr. Munoz continued stating that we are supposed to be getting a searchable PDF for both that and the ordinances. President Strong stated it will be nice to get those done and that Mr. Schwartz had been asking about a map earlier so it is good to hear that we are making some progress on it. Mr. Munoz stated that we had just gotten them on Monday and were reviewing them earlier when we found the mistake in the key.

6. PRESIDENTS REPORT:

President Strong stated that he did not have anything. Mr. Munoz reminded everyone to fill out their Findings of Facts for this evening so that we would have them on file for the decision made.

7. LEGAL COUNSEL REPORT:

President Strong stated that we do not have any legal council this evening and he is not aware of anything that they wanted to report on.

8. PUBLIC COMMENT:

There were no public comments made.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

9. COMMENTS FROM COMMISSION MEMBERS:

There were no comments from the members.

10. NEXT PLAN COMMISSION MEETING:

June 10th, 2015 @ 7:00 p.m.

11. ADJOURNMENT:

Glen Schwartz made a motion to adjourn and Chad Amos seconded the motion. All members present were in favor and the meeting was adjourned at 7:12 pm.

Signature on Official Documents!

Dan Strong, 2015 C/JT Plan Commission - President

Chris Lutz, 2015 C/JT Plan Commission - Vice President

Sally Mangas, C/JT Plan Commission - Recorder

Date: _____

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