



Cicero / Jackson Township Plan Commission Meeting

Planned Commission Meeting Minutes

August 9, 2017

7:00 p.m.

Roll Call of Members

Present:

- Dan Strong
- Jack Russell
- David Martin
- Steve Zell
- Rusty Miller
- Chad Amos
- Dennis Schrumpf
- Aaron Culp - Legal Counsel
- C.J. Taylor- C/JT Plan Director
- Terri Strong - Recorder

Absent:

Glen Schwartz
Tim Fonderoli

1. Declaration of Quorum: President Strong declared a quorum to conduct business.
2. Approval of Minutes:
Mr. Zell made motion to approve minutes from meeting with correction of date. Mr. Russell second. All present in favor.
3. Public Comment: No comments made.
4. Old Business
Docket #: PC-0717-005-AG Major Subdivision, Primary Plat
Petitioner: Doug Braly/Leading Properties LLC
12401 Old Meridian St.
Carmel, IN 46032
Property Address: 21955 Anthony Rd. (approximate)
Anthony Meadows Subdivision

A Major Subdivision application has been submitted concerning Article 5. Major Subdivision Plats of the Cicero/Jackson Township Subdivision Control Ordinances to develop a Major Subdivision and allow the split of 42.01 acres into 10 buildable lots for single family dwellings.

Mr. Zell made motion to untable PC-0717-005-AG. Mr. Schrumpf second. All present in favor.

President Strong welcomed petitioner to address the Board.

Mr. Dwayne Sharrer, Weihe Engineers, 10505 College Ave, Indianapolis, representing property owner Mr. Doug Braly. Project Anthony Meadows, sketch plan reviewed in June proposed 11 lots, which has been reduced to

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10 lots. Did require variance for private drive, BZA did hear and approve that variance last meeting. Here tonight to present the primary plat. Mr. Zell stated this was thru BZA and has no questions on the plat. Mr. Martin agreed also. President Strong saw no further questions.

Mr. Martin made motion to open public hearing. Mr. Amos second. All present in favor.

Mr. Roger Goins 117 Edgewater Drive property south of this proposed project. Two concerns, first there are two tiles going to my property that will need to be capped to prevent going thru the septic to the fields, second, last drawing at the surveyor's office showed a 10" tile that came to property line and did not indicate where that went.

President Strong allowed Mr. Sharrer to address the concerns. Mr. Sharrer stated spoke with Mr. Conover with two concerns that were to be addressed. The full construction plans to be filed this week, detailed drainage plans. A modified drainage plan will redirect to the legal drain to the north. To address Mr. Goins concerns, they will be addressed with the changes and approval of the Drainage Board.

Unable to hear lady's name and did not register. Asked petitioner to speak specifically to where the drain is to the north. Mr. Sharrer described on Gifford the low area, explained in detail the proposed changes, with onsite contingent. Drainage board will get involved with plans to ensure.

Fred Martz 3340 Gifford Ave, Cicero the tile that needs addressed, goes under the road. Explained what happens once under the road the size of tiles discussed, what happens when holes develop and stated the tile cannot handle what is being proposed.

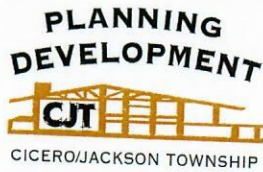
Mr. Sharrer explained that he is not familiar with the tiles on Mr. Martz property however, he will get information from County and if the tiles they will be tying into cannot handle whatever is coming from the project, then the county will require repairs to be made.

Ken Lang (?) 20960 Anthony Rd. concern is what type of structures, home prices, building materials that are being proposed. President Strong stated let the board ask his questions, if your questions are not answered, we will allow you to ask them again..

Mr. Amos made motion to close public hearing. Mr. Miller second. All present in favor.

Mr. Zell stated he knew the items questioned were not part of presentation, however if a general overview could be given he felt it helpful to everyone. Mr. Sharrer explained he would try to give the overview as it was presented in the BZA meeting since Mr. Raleigh could not be at tonight's meeting. Lot prices understanding 2-8 are approx. \$90,000. Lot 1- \$100,000 and 9-10 are approx. \$125,0000 which are the larger lots. From memory, home prices will range from \$250,000 to \$400,000 estimated range. Not likely to be lower due to the lot costs but could be higher. Building materials of quality, covenants and restrictions will list specifics and they are being worked on currently, and are up for review by aesthetics review. President Strong asked if questions were answered. Mr. Lang thanked Mr. Strong for the latitude for answering questions and questioned if approved, how do they get more specifics. President Strong asked if primary building materials are brick. Mr. Sharrer stated the covenants were not done so he could not say. Mr. Lang was concerned that the price seemed low with the costs of land, and area home sites. Mr. Sharrer offered digital format of the covenants. President Strong explained the next steps for review to meet the ordinances.

Mr. Culp shared that the primary item for approval tonight is the layout of the lots. They will be back for the materials, size, and such. Mr. Culp also shared the approvals from the county surveyor, drainage board and county highway are necessary as well. Public comment asked about the road cuts/driveways. Mr. Culp and Mr.



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Strong answered that it was up to the county highway and questioned if through that process. Mr. Sharrer answered not totally, still under review with position and drainage of drives. President Strong reminded everyone that motions are made in the affirmative and stated he was ready for a motion.

Mr. Amos made motion to approve PC-0717-005-AG. Mr. Martin second. All present in favor.

President Strong stated motion for primary plat was approved and to get with Mr. Taylor's office for approvals and next steps for review on covenants. President Strong stated to the question asked, the public hearing is closed however, public comment at each meeting is available.

5. New Business

Docket #: PC-0717-007-NC/R3 (Aesthetic Review)

Petitioner: Kent Steury

21820 Cammack Rd.

Noblesville, IN 46062

Property Address: 0 236th St. Cicero, IN 46034

Parcel# 03-02-35-00-00-012.000

Petitioner is requesting aesthetic review of a proposed storage facility to be located on 236th street approximately across from the Morse Landing West subdivision.

President Strong welcomed petitioner to address the board.

Mr. Kent Steury distributed plans of facility proposed. Mr. Zell questioned the number of units. Mr. Steury confirmed the six units plus an office. Mr. Zell questioned the landscaping plan, many trees on the west side but unclear on the office side or curb side of the plans. Mr. Matt Able(?) addressed the plan, sharing concerns with the plan due to drainage changes. Currently Mr. Able is stating the front would be lawn. Plans were discussed with necessary changes. Mr. Zell stated he would like to have seen a more detail plan since the plan included the removal of the pond. Mr. Zell stated the aesthetic review likes to see the landscaping, lighting plan and signage plans, materials used. Mr. Russell agreed and discussed the need for the plan to be detailed. Mr. Steury asked if commitment is given would that not be enough discussing low shrubs. Mr. Russell would like to see a detailed landscaping plan. Mr. Zell stated the visual is missing, commitments are great but not a visual and this is the record. President Strong stated commitments will be added as part of the record tonight, and we require Mr. Taylor will fill out a document and you sign that agreed to listed commitments.

Mr. Russell stated there needed to be some document to review the details of what is going to be placed, not just 50 shrubs. Mr. Russell stated the comprehensive plan and the western gateway to the community and the goal of the Board is to find the best project for this area. We must be able to see the details of the plan.

Mr. Zell stated one thought is to require a written plan to C.J. within a time. Mr. Steury stated they would have had one if it wasn't for a change to the drainage plan at the last minute. Discussion ensued on requirements.

Mr. Amos asked for clarification on the presented plan. Mr. Steury stated that is the goal, to have an aesthetically pleasing building to allow people driving by. Mr. Schrupf asked the intent of the office building, will there be smaller storage inside. Mr. Steury stated intention is to have one office for the storage, but smaller units with access in the back. Only one door visible from the front.

Mr. Culp suggested the building be reviewed tonight by the plan commission and then if agreed Mr. Taylor to review landscaping plan. Discussion ensued on requirements of Plan Commission versus BZA. Mr. Miller asked

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questions on pond area. Mr. Amos asked about lighting had it been reviewed. Mr. Steury stated it was addressed, on building and pointed down, no poles. Mr. Zell stated he felt as part of aesthetic review needed to see lighting plan. Mr. Russell stated didn't see information for materials to be used either. Mr. Steury indicated the plans and stated the front would be veneer brick with stone at bottom. Mr. Zell stated that would meet requirements. Mr. Steury stated the storage units are steel. Mr. Martin asked about the fencing. Mr. Steury answered the landscaping would hide the fence, fence being black security fence. President Strong asked about the timing of the fencing, at one-time outdoor storage was discussed. Mr. Steury stated the fence would be done in phases as the buildings are done and do not foresee outdoor storage. Mr. Martin asked on timing. Mr. Steury stated front first and he knew paving was required in a year after stone is down. President Strong stated that would be up to the board because in this case the standard requires pavement. Discussion on paving and tearing up before down. President Strong explained the aesthetic review plan, and why the Board members are asking all the questions they are. President Strong stated the board members are having a difficult time since the landscaping and lighting plans are not included. President Strong went on to ask about the signage, internal lighting or what was planned. Mr. Steury answered lettering with one light on the sign on the gabled end. President Strong stated the primary building is gabled but what about the storage units. Mr. Steury answered would like 1:12 pitch not gable. President Strong instructed board to keep this in mind since the ordinance requires gabled roof. Mr. Zell added the ordinance is 5.9 J, states gabled roofs. President Strong asked about trash/garbage area. Mr. Steury stated never in the business so had not given it much thought. President Strong stated speaking for himself, he would like to see a dumpster area to keep the area clean, otherwise the tenants will just leave trash and then things would be a mess. President Strong preferred an enclosed dumpster area for appearance sake. President Strong asked for hours of operation. Mr. Steury stated the goal is a controlled gate with 24- hour access. Mr. Martin asked the timeline for construction. Mr. Steury answered 2-3 months before could start, has not been able to order materials since he has not had a permit. Comment was made concerning BZA, utilities etc. Mr. Martin asked if delay of a month to get answers to the questions would present a hardship. Mr. Steury explained October would be the first he could be available. Mr. Martin stated he could be represented. Mr. Zell added his concerns for not seeing all the hoops. President Strong asked if he could have items ready for review. Mr. Russell stated he felt a list was needed and to be shared as there are so many items missing, and he continued with the concerns of the area and how important the piece of property is to the Town of Cicero gateway. Discussion ensued on the process of ordinance and the missing details compared to current ordinances and comprehensive plan and the aesthetics the community would want to see. President Strong stated the list of items needing to be reviewed are, lighting plan and signage, landscaping plan for the front area, more detail on the fence area, and option for dumpster area where and what would look like. Mr. Martin stated the paving. President Strong stated it is a BZA issue to deviate from the standard and they are on the BZA plan for next month. Mr. Martin added the roofing what does it look like is it gabled. Mr. Amos added the positioning of the gate. Mr. Steury pointed to the plan for where the gate is positioned. Mr. Zell asked about the color of the storage buildings themselves. Mr. Martin stated that is in the packet. President Strong stated last on the list is a better understanding of the phasing Mr. Steury referred to. Example: how much building is phase one, then phase two etc. Mr. Steury stated he understood.

Mr. Zell made motion to table for further information PC-0717-007-NC/R3. Mr. Russell second. All present in favor.

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President Strong thanked petitioner and stated next on list is Plan Director's report.

6. Plan Director's Report: Included in packet. July 2017 revenue from permits is \$5089, July 2016 revenue \$2766 which is increase of 84%. This does not include grants, primary and secondary plats which was an additional \$3015. Thanks again to Dan for his help. Over 20 building permits. NRG building is down and explained the process for the next steps.

7. Chairman's Report: Mr. Strong thanked CJ for his work and diligence to continue to research and learn. He also thanked the board members for making a hard decision tonight with so many questions. Appreciate everyone's attendance as well.

8. Legal Counsel's Report: No report. Other than NRG which CJ covered. Also agreed with the tabling as there were too many moving parts on this matter.

9. Board Member Comments: Question from Mr. Schruppf what is going on with 792 Peru St. Mr. Taylor stated a company coming before the BZA next six weeks, looking to build a six-apartment building. Mr. Taylor added he has addressed the vegetation issues.

Mr. Amos stated the house on Short St. is gone. Second question has Mr. Ferguson obtained any permits for his building off Peru St. Mr. Strong answered he has his building permits but has not applied for any permits necessary to run a business. Also, the Winery by the school where does this stand. Mr. Strong stated that is RAM, INC. and they are working with the Drainage Board on some issues. It is Mr. Strong's understanding they are looking at a property in Tipton County so he is unclear if or which part would be moved if they secure the Tipton property.

Mr. Zell asked about the status of the dumpster issues that have been addressed in the past. Mr. Taylor stated looking at options. Mr. Strong stated most issues fit under the POD ordinance. There are some ordinances that are in the works for next year to be updated, monies budgeted for that work to be done, dumpster is one of them.

Mr. Zell asked about the Solar Panel ordinance. Mr. Culp answered that would be another one that will be part of the upgrade. Research being done with what has been done in other communities. Mr. Zell shared a resource in a company called Johnson Mellow, which has worked well with other cities and towns. Mr. Culp and Mr. Strong shared this a wide variety of ordinances. Mr. Taylor shared that there is a group encouraging homeowners to add solar, something else to review as part of the new ordinance, is it addressed in our building standards.

Mr. Zell in Article 5 the major subdivision requirement of a performance bond or a surety. Has this been researched since last month. Discussion ensued on the conversation from last month. The question is does it apply to all subdivisions or just ones in the city. Correction it is Article 6. Mr. Strong stated it needs to be reviewed for clarification if all or just in the town. Mr. Culp stated he understands, the key question is whether we are going to incur costs and do we need to recover. The county has rules, we follow them if county. Mr. Culp stated it is a project by project basis and the needs of the project. Mr. Martin asked questions regarding the County Highway. Mr. Taylor clarified, at the secondary plat level the decisions are easier.

Mr. Zell stated ordinance clarification on easements, there was to be recommendation made on the matter. Mr. Culp stated this is one of the updates coming out. Due to cost and such and the number of changes, recommend all changes being done at once.

Concern is that the issues do not get lost when everyone counts on the books for clarification.

Mr. Taylor is working on the page number issue for the updates.



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Mr. Amos at what point, now we have someone building storage buildings and possibly MI Homes, at what point do we go to them before the project is so far and ask if they want to voluntarily annex to the town to get water and sewer. Mr. Miller stated plan has them on. Mr. Russell stated Westfield has a lot of voluntarily annex, their process is that they go to the plan director to see if a possibility. Then it is brought to the town for approval. Mr. Russell stated being proactive, when a plan is in place, we ask then before the plan is complete. Mr. Strong stated he knows Mr. Steury is interested. Mr. Culp asked if lines are out there. Mr. Russell stated knowing if available is part of the process. Mr. Taylor stated it was assumed it was already at the front when he had conversation with Mr. Mable he corrected their assumptions. Discussion ensued. Sewer options were also discussed along 236th, along with possibility of going under 236th to service the north side of the road with the MI Homes project.

Chris Miller asked how it can be approved if they don't have utilities. Mr. Taylor explained the process. President Strong stated the Mr. Steury is aware since he was informed of the process and the departments that had to be contacted for approvals.

Discussion took place around petitioners being prepared and how to improve process, as well as sub-committees to review prior to meetings.

Mr. Amos addressed Mr. Culp being on his own and as departments are contacting him Mr. Amos and Town Council is asking for deadlines to be given if work is needed by a certain time. If Mr. Culp cannot meet that deadline, Mr. Amos would appreciate his honesty in saying so. This is so Mr. Culp can prioritize the towns needs effectively.

Mr. Miller asked for the status on the property to the south adding all the dirt. Mr. Strong answered he received a variance for approx. 38 feet in height for a home. Discussion ensued.

Mrs. Miller expressed her positive comments on the interaction with the Plan Department and the officers of Jackson Township and how

Mr. Bockoski asked about sign restrictions and any ordinances reflecting. Mr. Strong stated yes there is and if any are expired let the office know. Mr. Bockoski asked about the Boy Scouts. Mr. Strong indicated how to find that information. There are time limits.

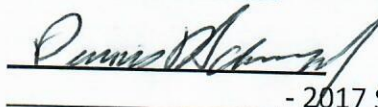
10. Next Planned Plan Commission Meeting:
September 13, 2017

11. Adjournment: **Mr. Amos made motion to adjourn. Mr. Russell second. All present in favor.**

Signatures:



- 2017 President



- 2017 Secretary

- Recorder

Date: 8-09-2017



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Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034