



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Plan Commission Meeting Minutes December 14, 2016 7:00 p.m.

Roll Call of Members

Present:

- Dan Strong – President/Interim C/JT Plan Director
- David Martin -present
- Rusty Miller-present
- Chad Amos-Absent
- Steve Zell-present
- Dennis Schruppf-present
- Tim Fonderoli-present
- Glen Schwartz-present
- Jack Russell-present
- Aaron Culp-Legal Counsel
- Terri Strong- Recorder

1. Declaration of Quorum- Vice-President Zell officiated the meeting as President Strong is the interim Plan Director. President Zell declared quorum with seven members present as listed above.

Also stated to petitioner they have the right to postpone if not a full nine member board. Petitioner did not have an objection and wished to continue.

2. Approval of Minutes. November 9th meeting minutes. Mr. Strong reclude himself from voting due to interim plan director position. Corrections to minutes were discussed. Mr. Zell and Mr. Amos, Mr. Fonderoli all present and minutes for November 9th will be corrected.

**Mr. Fonderoli made motion to approve with corrections. Mr. Martin second.
All present were in favor. Motion to approve.**

3. Old Business- None on agenda. President Zell explained the reason for Mr. Strong to reclude himself and thanked Dan for his service. Also welcomed Jack Russell new appointment to Board, appointed by the Town Council.

4. New Business

Docket # 1116-005-PC Rezone Request from R3 to R3-PD

Petitioner:

Address: 9400 Block E. 235th St. (0 E. 235th St. Per Hamilton County Recorder's Office)

Requires Public Hearing

President Zell informed the Board of responsibilities for tonight, Article 8.3 page 108, referring to a Plan Development. Role is to determine a rezone recommendation to take to Town Council. Petitioner request to



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take area from R3 to R3-PD. Recommendation will be either favorable or unfavorable, or may be tabled to review information presented to the board. Project that is proposed is huge, and has a lot of opportunities as well as questions on the impact to community, schools systems, businesses, town services and infrastructure. Petitioner will talk to the details of the proposal, board has responsibility to determine how reflects to comprehensive plan and the council intent in 2012 in an R-3 definition versus what will be presented tonight. President Zell asked if questions from Board on his presentation of responsibilities. No questions. President Zell reminded public there would be a time for their questions.

Mr. Strong stated on file was a consent form from property owner for Mr. Claire to speak on their behalf. As well as all legal notices were met and certified mail receipts.

Petitioner Paul Claire, Arbor Homes, Director of Land Development, also present from Arbor Homes are Steve Hatchel, Watkins, Christian Reuter, Jane Horton Bowers, with engineering, and Tom Irving the property owner.

Arbor Homes has been looking in the Cicero area for two years. For many reasons, other properties did not work out, however property that is being discussed is from east side of Hwy19, south boundary is Brinton St. to 234th street. And small portion on north side of 234th. Pictures were presented to board.

Quick history, another developer presented this property in 2004-05 and was rezoned to an R-3, the plan had over 500 lots, ample space for drainage. Mentioned this to compare to presentation tonight. Mr. Claire discussed the company building in Hamilton County and the fact that the company does their business in Indiana. Referring to the Comp Plan, adopted in 2015, they found comp plan reflecting the potential growth in Hamilton County and the need for single family and single dweller homes. Businesses want to know town is growing to come to town or grow their business. Amenities were also recognized in the Comp Plan.

Mr. Claire discussed exhibits in the packet that was handed out. Also discussion of Comp Plan details, including the extension of Britton St., thoroughfare map, utilities expansion, trails both bike and walking. The Arbor Homes plan includes 4000 ft. of 8 ft. asphalt walking trails plus sidewalks on both sides of street, and all items listed above are reflected in this plan. Another opportunity is for open spaces, ponds, and buffers are included as well as area on northern part on Jackson St. which has potential for a city park. Two water wells are in the area.

Referring to exhibits, Mr. Claire stated the project is slated for single family homes with small commercial area, 12 acres of the 181 acres. District one along Brinton street includes the commercial area. Under R-3 the commercial area would not be possible. Districts two-four would have variations in homes and lot sizes... District 5 would be the park area along 234th approx. 11 acres total.

Mr. Claire reminded the board that he addressed how the project compliments the Comp Plan.

Of the districts, District 1 would be commercial area and a list of proposed permitted uses was provided. Mr. Claire discussed the planning transition of moving east from the smaller lots of downtown, as you move east you would transition from smaller lots to less dense, larger lots.

District 2 is 94 acres, max 320 homes sites, minimum 60x120 lot sizes. 25ft front and 25ft rear setbacks. Minimum home sizes 1400 sq. ft. ranch, 1800 sq. ft. two-story.

President Zell reminded board to review proposed sizing to current size.

District 3 -70 wide with 30ft setbacks on front. Home sizes 1500 ranch 1900 two-story

District 4 north east corner lot size generally the same, 2000 ranch and 2000 two-story

Maximum 510 homes for the total project. Projecting 50 homes per year with 10 year build out plan.



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Mr. Claire discussed area currently not served by sewer and water. There would be additional infrastructure required for this. Study was done to determine needs, cost of study paid by Arbor Homes. Result of study determined regional lift station would be needed, east end of Brinton Street. Water service, larger water line needed along Brinton and looped to Buckeye. Discussion took place on what costs were shared with Town Council. Survey costs discussed but not costs to complete work needed. Improvements would be large enough to benefit future development.

Mr. Martin asked for clarification on lot sizes as compared to minimum R-3 requirement. Mr. Claire answered the PUD, allows significant infrastructure versus rezone such as park area, buffering, and walk areas. Doesn't increase the density.

Mr. Strong answered 2.5-3.5 units per 23000 sq. ft. is R-3.

Mr. Claire stated 510 homes for the 180 acres equals right at 3 homes per acre. Discussion ensued on home sizes being smaller—1400 versus 1800 as set in R-3 zone. Mr. Claire stated those were minimums.

Mr. Russell asked if there were model home examples. Mr. Claire handed out hard copy examples of models. Mr. Martin asked if price range for each district is set. Mr. Claire stated won't know until costs are in but shared with Mr. Strong approximate price points of \$175000-200000 average price point. Mr. Martin asked if any in this range were under construction in other areas. Mr. Claire stated yes and neighborhoods shared with Mr. Strong. Westfield (Spring Orchard) and Fortville are examples that were discussed. Advertised price might be lower to gain interest however the average price would be \$175000 approximately. Mr. Claire discussed Fortville being similar to Cicero in slower growth and the ability they have had to raise home price. Mr. Strong stated since notices were posted, several calls were received and while costs aren't firm Mr. Claire did share a ball-park number but not set.

Mr. Martin asked about park areas. Mr. Claire stated it had not been discussed with Town and has had towns decline a community park. Typically then becomes open space or sub-division park.

Mr. Claire discussed the landscape and buffer plan. Tree and 10 scrubs per lot minimum.

Mr. Russell asked if the current tree line along west edge would stay and if there was any plan for behind the homes to buffer from the homes on Peru, Buckeye or Neal. Mr. Claire stated didn't believe anything existing as far as tree line would be removed and that could act as additional barrier. Fencing was discussed as well, to which Mr. Claire responded that generally fencing acts as a barrier in a negative way with this type of community. Changes could be made for two trees in back as example to improve the buffer.

Mr. Schrupf asked if northern area allowed enough room to connect the trails that would be connecting to the Koteewi Park. Discussion on the project of trails. Mr. Claire discussed right-a-way as listed as well as being early in project so minor changes to accommodate could take place whether by ordinance or request. Buffer/common area is 40ft. Mr. Schrupf stated he wanted to make sure this didn't get forgotten in planning.

Mr. Miller expressed concern that Road going from 234th to Brinton street extension appears to create a direct by-pass of downtown. Mr. Claire stated that it was per the Comp Plan, that there was desire for Brinton to be connected to Jackson. Mr. Russell expressed concern for the five entrances/exits into the neighborhood. Whether public safety being the concern or the neighborhood feel, five entrances seems to work against the feel. Mr. Zell stated the entrances for fire and safety were needed. Discussion on traffic patterns commenced. Mr. Strong stated the road from Brittan to Jackson there has been discussion on how to slow down traffic as it has been brought up as a concern by Chief Hildebrand and others. Mr. Claire stated there were ways to assist with this.



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Mr. Claire pointed out along the walking trails a tree-lined trail throughout the community will be installed continuing on the landscaping and neighborhood feel.

Mr. Claire discussed the architectural standards of the homes, there has been a lot of discussion around this. Materials will include brick, or stone, fiber cement, stucco, asking for vinyl to be allowed. Heavier gauge vinyl than would be used at Fortville, similar to Westfield project. This gauge allows for more variation in colors, giving a

President Zell expressed front of home seemed to be good shape for options, and assumed other three sides would be vinyl. Question was posed would Arbor Homes consider changing and requiring 25% or 50% to be brick or other materials beside vinyl. Mr. Claire stated this had been discussed and the customer has the ability to add more as an option, however the challenge when requiring it as typically what happens with adding costs to outside of home is the homeowner will make home smaller. President Zell asked that they consider and take a hard look at this topic for curb appeal from all sides.

Mr. Claire discussed details further, 12" overhangs is a change, 612 gables were presented, and that is now an 812 gables which is more than town standard. Third car garage extension will be offered, dusk-to dawn lights for all homes, mailboxes and positioning will be discussed. Monotony discussed no more than three ranches in a row, or two colors the same in a row.

Mr. Claire shared the commitment of back of homes visible from Jackson St. 234th and Brinton, discussion of packet options that will prevent flat backs such as enclosed patio or brick, was discussed as well as landscaping buffers.

Mr. Martin questioned slab/crawl space/basements. Mr. Claire stated they do not do crawl spaces. President Zell asked about sidewalks which was not included in the packet. Mr. Claire stated if part of ordinances they would do, he was not asking for it to not be an option. Mr. Strong stated ordinance states at the discretion of the planning commission, so he would recommend a condition to add.

Mr. Claire would add to the development standards. Item six was referred to in the packet by Mr. Claire for reference to any inclusions required by the ordinances.

Mr. Claire concluded that team is there to answer questions.

President Zell stated didn't want to be negative but wanted to discuss workmanship, referring to a news program discussing home construction issues. Help understand quality of product/homes that is built.

Mr. Claire materials are the same as other areas of the country. The building standards and standards by Arbor Homes are requirements for all contractors.

Mr. Hatchel spoke concerning the comments for Better Business Bureau. He stated largest home builder in state and as such you will see a few complaints, however all have resolution. He discussed the issue of the Channel 6 story, and wind issues with roof guarantees.

Mr. Hatchel stated materials meets or exceeds all codes. Vinyl mentioned using the higher gauge of vinyl, with great color variations. Stating communities like Brownsburg, Noblesville, and Fishers where same gauge is used.

Mr. Martin will you have model homes and staff there. Mr. Hatchel stated with this size would have two model homes possibly three with staff for duration would open when sales start. Mr. Hatchel went on to state looking at 18 months before first home would be sold. And the \$175,000 price that was mentioned earlier is on the rise, due to material costs, the current average is \$188,000 for their company.



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Mr. Russell questioned the worker shortage. Mr. Hatchel stated they have long term vendor relationships, during the down-turn Arbor is only company that paid every two weeks. Early 2000's 15000 homes per year, this year 5500, possibly 6000 next year. So while improving do not feel shortage will be an issue, President Zell asked about a homeowners association being mentioned, is there a document. Mr. Claire stated mandatory participation, which will be managed by Arbor Homes during the build. At end the Homeowners will transition to being in charge of the association, with training from Arbor.

Mr. Strong asked if President Zell wanted mailed. Mr. Claire cautioned about making the management of the HOA their issue to enforcement. Mr. Claire stated that any items that the board wants to control, they need to be a part of the zoning. President Zell wants to understand the structure of the HOA.

Mr. Claire handed out picture samples of homes they have built.

Mr. Strong committed to mailing out the declarations of covenants and the rules and regulations documents.

President Zell asked if further questions from the Board. Mr. Russell asked how location of District 1 was determined. Concerns, maintaining of fence and the lighting affecting the neighbors, as well as traffic concern with 234th street area where they have to cross the road. Mr. Claire answered the commercial development area was due to traffic, Brinton being a more major road. As well as commercial would come to the board again for details to work out and conditions could be added at that time. President Zell stated there would be more meetings should process go further. Mr. Claire stated there are much more details that have to be reviewed in the next 12 months or so.

Mr. Fonderoli made motion to open public hearing. Mr. Schrupf second. All present in favor.

Public Hearing open. President Zell explained process to public, asking for them to keep brief so everyone has opportunity to speak.

Mr. William Key addressed Sewage and Water plants, concern if the diameter of the lines for 510 homes can be handled, spoke to the impact to taxpayers. Asked Arbor Homes if willing to help with the costs of improving utilities.

President Zell stated those would be things that the Town Council would consider.be looking at.

Mr. Michael LaPaugh 233 Buckeye. Stated currently seven homes on Buckeye, concerned for the 11 additional homes which is 2 home for his lot size, and traffic 1/6 of subdivision cars. Minimum 100-200 cars per day traveling a block with noise. Concern with buffers not being consistent. Concern expressed for quantity versus quality of homes, for the town of Cicero. Concerning parks, would prefer buffering for existing homes.

Mr. Schrupf asked for clarification on road connections. Broadway was mentioned.

Mr. Tony Brown 23390 Cumberland Rd. Last time Marathon Pipeline was not known. The plans do not reflect the impact of Marathon Pipeline. Expressed concerned for the drainage on 234th street currently. The other complaint is addressing the road from Speedway to 234th, and the speed issues.

Mr. Claire stated he is aware of the pipeline and plans do reflect for easements and not building.



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Mr. Culp stated county would not allow building unless drainage is addressed. Mr. Claire commented on a situation a couple of years ago with the county and town, developer involved so...he stated the Town and county were already looking at solutions.

Gerald Kakafuleff, 9711 E. 246th St. Cicero, here to address and hear that the drainage will be addressed and something is being done to fix. Stated he has pictures to show the issues as they exist on 234th, and in the area.

Steve Stackhouse Washington St. Cicero. Asked if Brinton Street would we be widening and getting a stop light. Expressed how difficult it is to get out certain times of the day.

Mr. Culp stated the light is a state issue. Has to be approved by the state. If subdivision is done, can't see how not

Mr. Stackhouse continued with development needed, need people or town would be like Arcadia in 5-10 years without additional people. School systems suffering, sports programs suffering, people are not moving out.

Mr. Culp stated didn't have the answer but know that it has been identified as an issue.

Mr. Claire commented that state requires warrants to justify a light. Until the traffic is there they will not justify.

Mr. Brett Morrow wanted to say not going to please everyone. Wish there were more here to educate themselves. Concern for potential of laying off police and fire, costs going up for healthcare and wages versus town growing to cover expenses. As a business owner, increase in marketplace would be good as well. We are in Hamilton County, and the last frontier, we need to control the growth or Noblesville will envelope us.

President Zell stated doesn't hear that people are opposing the growth, but the right kind of growth with the right partnership. All of the things like police and fire and infrastructure are all an issue that has to be addressed. And being said, there are still on-going conversations that will need to take place. Comprehensive plan protects the way we look and feel as a community. Expects this is not the only meeting around development.

**Mr. Miller made motion to close the public hearing. Mr. Martin second. All present in favor.
Clarification closing the public hearing not closing the meeting.**

President Zell stated to the board, there was a lot presented, and more information to come with HOA and other materials requested as well as the Town Council has a lot to consider. President Zell stated a recommendation to table for review to January 11, 2017 meeting.

Mr. Martin asked if this would allow another public meeting. Answer was public meeting but not public hearing.

Motion made to table Docket number 1116-005-PC by Mr. Schrupf. Mr. Russell second. All present in favor.

Mr. Claire thanked the board for the time and the people that came out to hear tonight. Appreciate the comments and take seriously, we have made changes already and will continue to look at.



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Mr. Strong stated that it has been very good to work with Mr. Claire and Arbor Homes.

5. Plan Director's Report: Mr. Strong stated no new news, continue to seek applicants for position of director. Appreciate the help from the Town Council and others to the department.
6. President's Report: nothing to report. Thanked Dan for the job he is doing. Discussion on the rest of the minutes for the year. They are all done and should be able to approve. Discussion around Mr. Amos and requests for commitments from board members to serve. Mr. Strong stated there are no term issues until the end of 2017.
7. Legal Counsel's Report: Nothing to report.
8. Public Comment: Scott Boscki is not public anymore! He is part of the BZA members.
9. Board Member Comments: Mr. Schrupf asked who manages the website, stating the members are not correct. Mr. Strong stated Shae, and we would put this on the plan as soon as she is back. Mr. Strong also stated would anticipate having elections in January.
10. Next Planned Plan Commission Meeting:
January 11, 2017 @ 7:00 p.m.
11. Adjournment: **Mr. Fonderoli made motion to adjourn. Mr. Schrupf second. All present in favor.**

Signatures:

- 2016 President

- 2016 Secretary

Terri Strong via Recorder

Date: _____

Location:
Cicero Town Hall
70 N Byron Street

Cicero, IN 46034