



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

**PETITIONER: Elisabeth Amick (Amick Acres)**

## CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 6/8/16

Acting President Dan Strong called the June Session of the Cicero/Jackson Township Plan Commission meeting to order at 7:00 pm.

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

**PRESENT:** Dan Strong  
Rusty Miller  
Chad Amos  
Dennis Schrumpf  
Glen Schwartz  
Stephen Zell  
John Culp – Legal Counsel  
Sally Mangas - Recorder

**ABSENT:** David Martin  
Tim Fonderoli  
Linda Wilgus  
Paul Munoz - C/JT Plan Director

**1. DECLARATION OF QUORUM:**

Acting President Dan Strong declared a quorum with 6 members present.

**2. APPROVAL OF MINUTES:**

Ms. Mangas stated that there were no minutes available for approval to which Stephen Zell made a motion to table the minutes until the next meeting and Chad Amos seconded the motion. All members present were in favor.

**3. OLD BUSINESS:**

Ms. Mangas stated that there was none.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## 4. NEW BUSINESS:

### A. **Election of Officers**

#### **President**

Stephen Zell nominated Dan Strong for President, Chad Amos seconded this nomination followed by Dennis Schruppf closing the nominations. All members present were in favor and Dan Strong accepted the position.

#### **Vice President**

Chad Amos nominated Stephen Zell for Vice President, Rusty Miller seconded this nomination followed by Dennis Schruppf closing the nominations. All members present were in favor and Stephen Zell accepted the position.

#### **Secretary**

Chad Amos nominated Dennis Schruppf for Secretary, Stephen Zell seconded this nomination followed by Glen Schwartz closing the nominations and Rusty Miller seconded it. All members present were in favor and Dennis Schruppf accepted the position.

**Docket#: PC-0516-001-R1**

**Petitioner: Elisabeth Amick (Amick Acres)**

**Property Address: 249<sup>th</sup> Street and Point Lane  
Arcadia, IN 46030**

**Minor Subdivision Application: To allow for the platting of a total of 80.6 acres into a 4 parcel minor subdivision to include: Lot #1: 8.52 acres, Lot #2: 20.19 acres, Lot #3: 29.92 acres, and Lot #4: 21.97 acres.**

President Strong introduced the docket asking if the petitioner was present or someone else to speak on her behalf. Wyatt Johnson of 40<sup>th</sup> Parallel Surveying in Tipton Indiana stated that he had an affidavit to speak on Ms. Amick's behalf. (It was verified that an affidavit had been turned in to the Plan Commission). Mr. Johnson stated that there had been a TAC Meeting last Wednesday and that they had been asked to add a 30' drainage easement to the deed along with 4 lots numbering 1, 2, 3, 4. It was also stated that Mr. Lucas from the Hamilton County Highway Department had not been at the TAC Meeting however he had sent an email stating that he had no issue with this petition. Vice President Zell asked if these properties were by Morse Reservoir or Cicero Creek to which Mr. Johnson stated that the deed states Morse Reservoir.

Vice President Zell made a motion to open the Public Hearing for this petition, Chad Amos seconded the motion and all members present were in favor.

Earline Gibson of 5 Point Lane asked if the larger parcels would be allowed to be subdivided in the future to which President Strong stated that they would have to go through the process again if they were to be divided. Mr. Culp stated that the parcels have been platted and they would have to come back to attempt to make any changes. Mrs. Gibson asked if there were any limits on how large or small lots may be in the Township to which President Strong stated that they may be as small as 1 ½ - 2 acres. Mrs. Gibson stated that she believed it was 10 acres to which Vice President Zell stated that it had previously been 10 acres however the ordinance has changed. Mr. Culp agreed with this.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Paul Gibson of 5 Point Lane asked if "Lot 3" would have access off of 249<sup>th</sup> Street to which President Strong stated it would.

Vice President Zell made a motion to close the Public Hearing to which Secretary Schrupf seconded, all members present were in favor.

Board discussion began with Mr. Schwartz asking Mr. Johnson what they planned to do with these lots to which Mr. Johnson stated that they would be for Residential use. Vice President Zell added that the lots are zoned R1.

Vice President Zell made a motion to approve PC-0516-001-R1, to allow for the platting of a total of 80.6 acres into a 4 parcel minor subdivision to include: Lot #1: 8.52 acres, Lot #2: 20.19 acres, Lot #3: 29.92 acres, and Lot #4: 21.97 acres, located at 249<sup>th</sup> Street and Point Lane in Arcadia, also known as Amich Acres. The motion was seconded by Mr. Amos. All members present were in favor and the petition was approved 6-0.

## 5. PLAN DIRECTORS REPORT:

Ms. Mangas stated that she did not know of anything at this time.

## 6. PRESIDENTS REPORT:

President Strong stated that he would like to discuss permits and fees. He further stated that he would like to see a report that showed permits issued monthly and to whom they were issued. President Strong stated that there had been a report that Mr. Munoz had sent out as well as one that Chuck Gephardt, Hamilton County Planning Commissioner, had used when he was over Cicero. Ms. Mangas went on to explain the report that was sent out by Mr. Munoz's office, the Contractor's Report. Vice President Zell stated that he would like to see the Contractor's Report on a monthly basis along with Staff Reports prior to the monthly meetings. Chad Amos stated that he would like to see these reports as well for Town Council meetings.

Mr. Amos went on to ask if the updates had been completed for the Planning Departments computer software. Ms. Mangas stated that she was not aware if the updates were completed to which Mr. Amos stated that if they are not we should request a refund.

Vice President Zell went on to state that town and township citizens who have permits issued to them need to post them.

President Strong began speaking about violations. He stated that he would like to see a log of violations and their resolutions to which Ms. Mangas stated that there had been a spreadsheet that showed this information. Mr. Amos stated that he would also like to see this log as well. This topic was discussed further with Vice President Zell stating that he would like to know what violation enforcement is taking place. Secretary Schrupf and Mr. Amos stated that if they were to see something they could check the list and if it was not on there they would contact President Strong and Planning Director Munoz.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

It was discussed that the board would like to see:

- Permit Fees
- Contractor's Report
- Violation Report
- Staff Report

Mr. Miller went further to state that he would like for the board to meet monthly regardless if there are any petitions or not. The board seemed to be in agreement with this notion.

## 7. LEGAL COUNSEL REPORT:

Mr. Culp introduced his grandson, John, who was also attending the meeting.

## 8. PUBLIC COMMENT:

There were no public comments made.

## 9. COMMENTS FROM COMMISSION MEMBERS:

Mr. Amos discussed a location just east of town that seems to have numerous junk vehicles setting around as well as possibly a business being run from the location. He went on to state that there is a POD setting on Morse Landing Drive. President Strong stated that the status of these items is unknown.

Mr. Amos went on to ask about the property on State Road 19 south of town that had burnt to which Vice President Zell stated that the area had been cleaned up. The reason for the two vehicles still being there was unknown.

President Strong thanked the board for his nomination as did Vice President Zell.

## 10. NEXT PLAN COMMISSION MEETING:

**July 13th, 2016 @ 7:00 p.m.**



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## 11. ADJOURNMENT:

Chad Amos made a motion to adjourn and Dennis Schrupf seconded the motion. All members present were in favor and the meeting was adjourned at 7:45 pm.

### ***Signature on Official Documents!***

\_\_\_\_\_  
Dan Strong, 2016 C/JT Plan Commission - President

\_\_\_\_\_  
Stephen Zell, 2016 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