



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Plan Commission Meeting Minutes November 9, 2016 7:00 p.m.

Roll Call of Members

Present:

- Dan Strong - President
- David Martin present
- Rusty Miller present
- Chad Amos-present
- Dennis Schruppf present
- Glen Schwartz present
- Stephen Zell present
- Tim Fonderoli-present
- Aaron Culp - Legal Counsel -absent
- Terri Strong - Recorder

1. Declaration of Quorum- President Strong declared quorum with five members present as listed above. Also stated missing one member on Board, working to have replacement.

2. Approval of Minutes

President Strong stated emails with minutes have been sent and know members have not had time to review, however with the emails and prior to next meeting should be caught up and back on track.

Mr. Zell made motion to table all minutes until next meeting in December. Mr. Martin second. All present were in favor. Motion to approve.

3. Old Business- None on agenda

4. New Business

Docket #1016-004-AG

To separate 1.855 acres from the parent tracks of a combined 5.13 acres for the purpose of making a buildable lot for single family dwelling.

Address: 21650 Anthony Road

Cicero, IN 46034

Bill Evans with HM (?) Surveying, Greenfield IN. Representing Mr. Menchhofer and family. Mr. Menchhofer wants to separate property to build second home for daughter and son-in-law. Home will be approx. 3000 sq. ft. home with single entrance to property, a 50ft road right- a-way in conjunction of Hwy department, right away matches sub division to the north. Mr. Evans feels plans meet ordinances as laid out. Mr. Zell commented on need for variance asked for explanation. Mr. Evans



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stated ordinance in the past does not match current ordinance so variance is not needed based on conversation with Mr. Munoz. This was in regards to maximum lot coverage clarified by President Strong. Mr. Zell asked does not exceed 25% impervious surfaces. Mr. Evans stated that is correct including drive and is not aware of any other secondary structures planned.

Mr. Fonderoli recused himself from voting due to relationship.

President Strong asked if it is correct that the property adjoining, Mr. Menchhofer owns other parcels and has it been subdivided previously from parent tract. Mr. Menchhofer responded with, owns two 5-acre parcels and the original parcel was divided in three parcels to be bought on contract.

President Strong explained the minor/major subdivision rules as it relates to his questions. Mr. Evans stated he had asked the question when they started the process with Mr. Munoz. President Strong stated based on answers, there was not a concern.

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

President Strong stated no public comments.

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

President Strong stated did reach out to Dave Lucas from HWY department and Andy Conover with the Drainage Board but did not hear back, and would expect verification from him as condition. President Strong asked if plans in future for building on remaining parcel. Mr. Evans stated divide was such to accommodate the swells with the understanding it would not be usable for building.

Mr. Zell made motion to approve Docket #1016-004-AG with the condition of approval by both Mr. Conover with the Drainage Board and Mr. Lucas with the Hwy Department on road cut. Mr. Amos second. President Strong roll call vote:

Mr. Martin-yes Mr. Miller-yes Mr. Amos-yes Mr. Schrupf-yes Mr. Schwartz-yes Mr. Strong-yes Mr. Fonderoli-recluse

Motion Approved.

5. Plan Director's Report:

None

6. President's Report: Discussion on hiring of new planning director, with Mr. Munoz leaving will be using a team approach to the interview process. Interview committee with a couple of Council members and three Plan Commission members, looking for volunteers. Mr. Zell, Mr. Martin and Mr. Fonderoli all responded. President Strong thanked everyone and let them know of dates. Office is moving forward with permitting and such in the meantime.

7. Legal Counsel's Report: No council present.

8. Public Comment:



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Mr. Vondersaar conceptual plan presented to Board concerning property at 226th St. Ten lots with existing home remaining. Home will be for sale with possible lot 10 option. Looking at widening existing drive for main drive. President Strong explained understanding presenting to see if major concerns to address prior to seeking approvals. Question on size, similar to Vintage Woods, 2500 ranch, 2800 two story, lots would probably be \$100,000 range. Expected to start in spring '17.

Bill Holiday to address concerns in Morse Landing West. Expressed concern with builders not doing items that were agreed upon 16 years ago. All four of builders are not complying with covenants of sub-division. Mr. Holiday stated the issue is that the board can approve sub-divisions but doesn't enforce the covenants, it should not be that the homeowner has to address as a civil matter which he is currently doing. Expressed concern for flashing, drainage due to height, architectural concerns. Expressed concern that inspection prior to COO isn't including the covenants. Expressed if Mr. Steckley isn't going to enforce, who is. Mr. Holiday thanked the board for their time. President Strong asked where the homes are that have no house numbers. Mr. Holiday said his neighbor. Mr. Holiday expressed concern for walks.

Mr. Amos stated that Mr. Munoz after Town Council meeting was directed to inspect situations that Mr. Holiday addressed. Pictures were taken and shared by Mr. Munoz, there did not appear to be issues. Mr. Holiday stated house numbers as an example were to be in the block-permanent. This was different than understood, as all homes have numbers but not in brick. Mr. Strong clarified for Mr. Amos lights were to be "and/or" according to covenants. Mr. Holiday asked for them to drive out and look, asked for them to look at the one on the back curve. It's a custom home community, details are important. The swells and drainage are an issue with the new buildings.

Mr. Amos asked if Mr. Vondersaar since he was in the audience if as a builder he could add anything. Mr. Vondersaar stated if not brick can't do the numbers, the flashing doesn't know legally what could be done. President Strong stated out of our jurisdiction as a body. While there were changes, most of the items do not fall under the Plan Commission ruling, it is up to a home owners association to govern. President Strong stated he did not believe could legally hold back on COO just due to letters in the brick. Mr. Holiday stated his concern is that Mr. Steckley isn't upholding the covenants that were approved when the sub-division was approved. This is his concern, and asked that it is looked at for future developments. President Strong stated the board is listening to his concerns and development standards for future developments will be looked at, which is enforceable.

9. Board Member Comments: Mr. Miller thanked Dan Strong for all he is doing to hold things together in the Planning Department office.

10. Next Planned Plan Commission Meeting:
December 14, 2016 @ 7:00 p.m.

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

Signatures:



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_____ - 2016 President

_____ - 2016 Secretary

_____ - Recorder

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034