



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Plan Commission Meeting Minutes

December 13, 2017 7:00 p.m.

Roll Call of Members

Present:

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

Absent:

Glen Schwartz, Steve Zell

1. Declaration of Quorum- President Strong declared a quorum to conduct business.
2. Approval of Minutes
Motion made to approve minutes from PC Meeting October 11, 2017 by Mr. Martin. Second by Mr. Russell. All present in favor.
3. Public Comment- President Strong welcomed any comments from public regarding items not on the agenda. No comments.
4. Old Business: **RV ordinance review continued**
Motion made by Mr. Amos to move Old Business to end of meeting, allowing public to leave if desired after new business is concluded. Mr. Russell second. All present in favor.
5. New Business
Docket # **PC-1117-012-PD-R3**
Petitioner: **M/I Homes**
Property Address: **0 E. 236th St.**

A Major Subdivision application has been submitted concerning Article 5 of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide 119.02 acres into 241 lots.

President Strong welcomed petitioner to front.

Jonathan Issacs with M/I Homes business address is 8500 Keystone Crossing, Indianapolis. Also, present



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Gordon Kale with Stoeppelwerth & Assoc.

Mr. Issacs gave recap of project as presented earlier in the year, explaining the areas. Concept plan very similar to the primary plat that is being presented, differences explained. Drainage was highlighted. Perimeter areas used for further drainage required. Requirements listed. The only waiver asking for is the request to lower the radius in the neighborhood, requesting from 300 ft. to 200 ft. and on cul-de-sac reducing to 100 ft. radius.

Explanation was given that reducing the radius also reduces the speed limits in the neighborhood.

Mr. Issacs stated other items are in compliant with Town of Cicero ordinances. Upon approval tonight, next steps will be construction plans. Welcomed comments.

Mr. Miller asked, to increase the retention plan, did you lose common area. Mr. Issacs stated reduced some lots or using the one section as doubles could increase number of lots by 22, losing approximately 12 in this land area. Mr. Amos asked about the pool. Mr. Issacs stated still slated for bath house and pool. Asphalt trail is still being worked on, currently do not have a way to get it from Tollgate to the front of the development. President Strong stated the front piece is not a commercial piece but a residential piece. Mr. Schrumpf asked concerning the radius change, not the cul-de-sac necessarily, but the main streets, how will the radius affect a school bus driving in neighborhood. Mr. Issacs stated showed a 2-ton truck and fire truck would be able to make turns.

Discussion referring to the visuals ensued. Mr. Miller verified that more lots would be lost if radius was not approved. Verified by Mr. Issacs. Mr. Miller asked about the Town's ordinance. President Strong answered that it is 300 ft. and thus the reason for a waiver. President Strong asked Mr. Taylor to comment on the engineer's findings when reviewed. Mr. Taylor stated they went to the newer subdivisions and none of them had 300 ft. in the curves, do not remember the actual measurements. President Strong stated they did not change from the original plan. President Strong asked about the phasing plan. Mr. Martin asked about experience with the radius. Mr. Issacs explained traffic concerns were a big topic in every community, causing stop signs to be added to slow drivers down, but most average 150-200 to start with.

President Strong addressed the public with guidelines for the public hearing.

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

President Strong stated the public hearing is only regarding the first petition, not concerning the waiver for radius.

Jeff Landrey, 2010 West Morse Dr. Cicero, question on reduction street width could they speak on this. President Strong stated that would be the next order of business. Mr. Taylor stated he would, that in after receiving the plan, the ordinance is 32 ft. with 28 ft. street width and 2ft curb. They would end with 26 ft. street width on the current plan. President Strong explained will be further discussion in next petition.

Anne Viemann, 580 Morse Landing Dr. Cicero, concerned with watershed, and responsibility regarding her property which has two creeks and secondly which trees will be destroyed. President Strong asked Gordon or Jonathon to address the question.

Gordon stated the ponds would control the water flow to slow it down, based on requirements from the county. Ms. Beeman continued with who would be responsible should this not perform as explained. Gordon continued with the amount of retention ponds necessary for the flow based upon the assessments. When the



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

HOA takes over the subdivision, they would be responsible for contacting the developer. If 20 years and a blockage occur the HOA would be responsible for handling. Ms. Beeman questioned the tree removal. Gordon explained using the monitor, hard to be specific however as many as possible will be retained. President Strong asked Mr. Issacs to speak to the HOA turnover process. Mr. Issacs explained the jurisdiction areas. Long term the HOA would be responsible for what is on the property. The ditches under county drainage, the areas going to Morse could be the Army Corp of Engineers, the County Surveyor would determine. Mr. Issacs explained that in developing land, they meet requirements approved and improvements to other areas are not responsibility of the developer once left the site, unless determined prior that improvements would need to be made.

Mr. Landry posed the question on the increase of homes is there any plan for the traffic on the intersection at Tollgate and 236th. President Strong passed to Mr. Issacs. Mr. Issacs stated typically improvements to entrances and exits of the development will be done. Stated there is a major road improvement being slated for 236th St. from 31 to Tollgate within next two years. Doesn't believe road improvements for intersection being planned due to this planned improvement. Mr. Amos stated the county has gone after grant monies for road improvements from 31 to almost Morse Landing Drive, wider roads and such, and he would anticipate the next five years. Discussion ensued on possible solutions to be determined by State.

Anna Sobanski 1060 West Morse Dr. Cicero, received letter, very hard to see due to size the detail. Referred to monitor map, question is strip of property between the corn field and their property is that M/I property or who. There is a swale that collects water with heavy rains. Mr. Sobanski came to show location on monitor. Mr. Issacs explained using the map what is in the area currently, and the water would be picked up to the retention pond. Mrs. Sobanski questioned if private property of the homeowners or if part of development. Mr. Issacs explained that depending on how far, it was part of what is being purchased from the landowner.

Curtis Amonette 2000 Eagles Ridge Dr. Cicero, concerned that the radius reduction will only cause people to take a short cut to Morse Landing west, not helping traffic in this area. President Strong stated there was a lot of conversation around the issue. Mr. Issacs stated the point being on the radius is not to make to a standstill but to design so the traffic would go from a 45 mph to 25 mph. President Strong explained that the issue at the stub area will continue to be looked at to make safe. Mr. Amos shared that the area between Morse Landing and Morse West and he felt the same when opened. However, he didn't see but a slight increase. Mr. Amos stated getting to the park with walking, biking or golf carts did see an increase, but the car traffic took a more direct route.

President Strong asked if any more comments/questions from the public. No further comments.

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

President Strong asked if further comments from the board. Mr. Amos added regarding the street radius, the police, fire were able to get equipment down the streets and cul-de-sac and even the street department agreed with snow plowing, etc. that there was not an issue. President Strong stated in the petitioner's



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

findings for clarification, talked about in area A both sections would have option for duplexes. Mr. Issacs stated if Area A-2 were to be duplexes, the primary plat would need to be modified.

President Strong asked Mr. Culp since there is not a utility agreement presently do we need to make it a condition. Mr. Culp stated could but not necessary, they would have zoning but would not have utilities and could not access. President Strong asked Mr. Taylor if the town engineer had reviewed newer plans. Mr. Taylor stated he had not seen the revised plans, and after sending them to him, did not offer an opinion due to not receiving in time for review prior to this meeting. President Strong then asked Mr. Culp if this should be added as condition. Mr. Culp suggested the condition of approval from the Town Engineer. President Strong stated to the Board, looking for approval for the primary plat plan only. Motions are made in the affirmative.

Mr. Amos made motion to approve Docket# PC-1117-012-PD-R3 contingent upon approval from Town Engineer. Mr. Russell second.

Mr. Schrumpf-yes, Mr. Miller-yes, Mr. Amos-yes, Mr. Russell-yes, Mr. Martin-yes, Mr. Strong-yes. Motion passed.

Docket # PC-1117-013-PD-R3

Petitioner: M/I Homes

Property Address: 0 E. 236th St.

A Major Subdivision application has been submitted concerning Article 2.2 of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Reduce the minimum required street radius to one hundred (100) feet. Also, to reduce the minimum required street width.

President Strong asked if any other pertinent comments other than what was presented prior. Mr. Issacs stated only to add that had quite a bit of conversation at the TAC meeting on options such as street width, parking, no street parking, one side only. Recollection was no one was objected to 30 ft. back to back street width. No further comments from the board.

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

President Strong opened for further public comments. President Strong shared with the public what a TAC meeting represented. Also stating he was present at that meeting and fire, police did not have an issue with proposal.

No further comments from public.

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

President Strong asked if any further discussion. Mr. Culp suggest condition the waiver by Town Engineer.

Mr. Amos made motion to approve PC-1117-013-PD-R3 contingent upon approval by Town Engineer.

Mr. Miller second.

Mr. Schrumpf-yes, Mr. Miller-yes, Mr. Amos-yes, Mr. Russell-yes, Mr. Strong-yes. Motion approved.

President Strong declared a recess for audience to leave if desired. Welcome to stay for RV ordinance and other business but will give time for leaving.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

President Strong asked Mr. Taylor if any new business to continue. Mr. Taylor stated no.

President Strong stated moving back to Old Business, the RV Ordinance. Copies were passed out to members. Mr. Taylor and Mr. Strong have been working on this to include the town as well as township. President Strong stated the intent tonight is to distribute the document that is now 12 pages. To received feedback due to the size and incorporate items that everyone feels is necessary as well as enforceable by the police department as well as the plan department. Mr. Culp added perspective of options for different segments of town. President Strong shared some of the items that changed, and items previously discussed. Discussion ensued. President Strong asked for everyone to review and share their thoughts and suggestions. Mr. Taylor asked Mr. Culp since normally affects neighbors could it be written to only enforce if complaint from neighbor. Mr. Amos expressed his concern for this. Mr. Culp stated he didn't think it would be wise to do that way, could put in a waiver option as previously discussed. President Strong pointed out an example of the waiver process is in the packet. Examples of this portion discussed. Mr. Amos discussed a home sale example. Mr. Culp stated he would make the waivers effective for three years following the property. Mr. Russell expressed concern with police officer being able to enforce 24/7. Mr. Culp mentioned a sticker option. Discussion ensued. One determination was the waiver would be with homeowner. President Strong pointed out that there would be a six-month compliance period once finalized and approved. Mr. Miller asked for an electronic copy of draft to be sent. Mr. Miller expressed this started about large RV's and now for going after all. Mr. Amos expressed a simple ordinance such as no parking on grass, covers all of it. Mr. Culp stated can make it no parking on grass to Mr. Amos's point, which covers anything/everything. To Mr. Miller's point, currently it s only RV's so doesn't address which size of RV, so a simpler ordinance including anything with exception seems easier.

Further discussion ensued.

6. Plan Director's Report: Mr. Taylor reported members received in your packets. Revenue November 2017 over 2016 up 62%, for the year 92% overall. Building permits 14 for month. Making personal contact prior to issuing non-compliance letters. Submitted for your review the current commercial ordinance wording, in red is a proposed change to this ordinance. Please review and give feedback. Mr. Strong asked about the MPO process status. Mr. Taylor stated he has passed the first level.

7. President's Report: President Strong stated the ordinance review is important for the timely revision of the book, first quarter goal for completion. Next month are elections and still looking for another member for the board. Thank you to Mr. Martin for name submission have reached out to this person.

8. Legal Counsel's Report: None

9. Board Member Comments: None.

10. Next Planned Plan Commission Meeting: January 10, 2018

Mr. Taylor indicated a correction to the minute approval date.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Mr. Amos amended his motion to approve the Minutes from November 8, 2017. Mr. Russell second. All present in favor.

11. Adjournment: Motion made by Mr. Schrupf to adjourn. Mr. Russell second. All present in favor.

Signatures:

 President

 Secretary

Date: 12-27-2017

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MEETING
WEDNESDAY DECEMBER 13, 2017
7:00 P.M.

Please print your name, address, and sign in:

Suzanne Walton	1070 morse Landing Dr. Cicero	Suzanne Walton
Jon 1599CS	MI Homes 8500 KeyStone Crossing, INDIANAPOLIS	
Scott Backus	4020 E 22 nd St	
Jim Alexander	24592 Point Ln. Arcadia	
Jeff Landrey	2010 West Morse Dr. Cicero	
Ray + Anna Sobanski	1060 West Morse Dr. Cicero, IN	Anna Sobanski
Gordon Katz	Stoigalanth Assoc 7965 E. 106 th St. Fisher	
Jim Steckley	30 Shoshone Drive Carmel IN	
Jim FLEDERMAN	1650 AVE CHARLES FE	
Tom Browning	1011 Spinner Cr. Cicero 46034	Tom Browning
KUSSEL HAROLD	13405 CATAMOUNT 46034	
Curtis Amott	2000 Eagles Ridge Dr Cicero 46034	
Anne Viemann	580 Morse Landing Dr.	Anne Viemann