

Cicero/Jackson Township
Plan Commission Meeting Minutes

February 8, 2017

7:00 p.m.

Roll Call of Members:

Present:

_ David Martin
_ Jack Russell
_ Rusty Miller
_ Chad Amos
_ Tim Fonderoli
_ Dennis Schrumpf
_ Glen Schwartz
_ Stephen Zell
_ Aaron Culp-Legal Counsel
_ Dan Strong-C/JT Plan Director
_ Terri Strong-Recorder

1. **Declaration of Quorum-** President Zell declared a quorum with all listed present.
2. **Approval of Minutes-** President Zell stated everyone should have received via email for the January 11 meeting asking for any corrections.
Mr. Amos made motion to approve as presented. Mr. Schrumpf second. All present in favor.
President Zell also made point of thanking Mr. Strong for timeliness.
3. **Public Comment:** President Zell reminded the public comment is for any items not on the docket tonight. Old Business docket was heard in public session previously.
No public comment.
4. **Old Business**

Docket# PC-1116-005-R3

Petitioner: Richard J. Irving

Petitioner Address: 9400 Block of E. 235th St. (0 E. 235th St. per Hamilton County Recorder's office)

Rezone application has been submitted concerning Article 3 of the Cicero/Jackson Township Ordinances/Maps in order to: Rezone the property from R3 Medium lot, Medium Home Residential to a PD-R3 for the purpose of residential single family, commercial/business, and community open space.

Mr. Schrumpf made motion to untable docket. Mr. Martin second. All present in favor.

President Zell stated recommendation tonight needs to be in favorable or unfavorable to pass on to the Town Council. Time has been provided to review all elements with good give and take in process. Petitioner may come forward.

Steve Hatchell Arbor Homes, Paul Munoz, Jamie from HWC all present for petitioner. Not a lot to add, willing to answer any questions anyone may still have. Mr. Martin asked if any items, design, had changed from previous presentations. Mr. Hatchell stated discussion with Dan regarding area where Broadway St. meets the development. Mr. Strong reviewed for Board the area in question and stated after review with safety officials, decided best solution would be to

leave as shown but block with bollards, can be used as trail and golf cart access. Until time that Town would feel need for further development, other concern was the cost associated with the Neal street, due to narrowness of road and right a ways.

Mr. Schrumpf stated only comment, while in favor of project, would encourage Arbor to work with county regarding the 235th area and the proposed trail project. Mr. Schrumpf went on to state he had discussion with county commissioner that there is possibly county monies that could assist with this part of the project. Mr. Schrumpf felt while working in the area it was only logical to work to complete with future trail in mind to save work in the future or expense in reworking portions. Mr. Hatchell asked Mr. Munoz to speak to this topic. Mr. Munoz stated the county had worked on this project previously as late as last year to target monies for the area. 235th to Strawtown then Cumberland to Potters Bridge. He spoke with Dave Lucas regarding the counties intent in this area. Mr. Lucas stated the application had not been one selected. Mr. Munoz and Mr. Lucas discussed ways to improve the application for future consideration. Mr. Munoz stated the untapped monies is usually 4-5 years out (for approval), so by continuing the process it would match the timeframe for this project. They (Arbor and Co.) will continue to have discussion.

Mr. Strong asked Mr. Munoz for clarification was Mr. Munoz proposing that as the project is built out they would commit to the trail would go in whether or not the County is involved. Mr. Munoz stated he was not in position to make that commit, they are still in discussion on how that would play out. Mr. Hatchell, if they knew this would be the only commitment that would need to be made to gain approval they certainly would. But should they get to the favorable recommendation for the Council, they would get into the conversations of what other conditions in addition to the ones already agreed upon, and this would not be out of the realm of possibilities. Mr. Strong to further clarify stated to Mr. Schrumpf, it could be a commitment if you so desired, to send to the council, so the board may want to have discussion. Clarification discussing 234th street trail. Mr. Russell stated all of the trail, concern with future growth, someone will need to pay for that, either Town of Cicero or developer. Mr. Russell stated quality of life, connectivity to trail are his concerns. Other concern is that in 2015 developed a comp plan now creating a PUD that changes the comp plan. Saying that a plan that is two years old needs to be changed with the first big homes. Building homes that doesn't match our comp plan for our first large development. President Zell stated he felt the initial plan had examples that did compare with many of the items in the comp plan. Mr. Russell stated two of the zones fit the comp plan but 320 homes does not fit over 2/3 of the project the first zone does not fit.

Mr. Fonderoli asked if drainage was addressed. President Zell gave background on information previously shared, stating drainage would be addressed. Mr. Munoz also stated regarding Mr. Russell's concerns, with improvements that potentially could be happening down the line the Britton street connect with 19th, the state and county would likely review and tearing out what would be done would not be cost effective. Mr. Amos stated if this project is approved the area would be (undecipherable)

President Zell to summarize, he felt additional time has been helpful to thoroughly review the information given. That there was good dialogue as well as give and take on concerns. President Zell thanked Arbor Homes for proposal and Dan Strong for time and efforts to make proposal fit many items in the C/JT comp plan. And after two months of consideration by this board, President Zell felt time to move forward. The Town Council will have much to discuss on the impact of this proposal.

President Zell reminded that five like votes would be required for any motion to pass, and as stated earlier commitments could be placed. Motion needs to be made in the positive.

Mr. Fonderoli made motion to approve moving forward on Docket#PC-1116-005-R3. Mr. Martin second.

Mr. Martin-favorable, Mr. Russell-unfavorable, Mr. Miller-favorable, Mr. Amos- favorable, Mr. Fonderoli-favorable, Mr. Schrumpf-favorable, Mr. Schwartz-favorable, Mr. Zell-favorable. Motion passed with 7-1 recommendation.

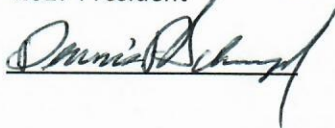
Mr. Strong asked if any considerations were attached to pass on to the Council. **President Zell stated the consideration of trail review from 234th street area and any other should be part of the recommendation to the Town Council.**

New Business: none

5. **Plan Director's Report:** Mr. Strong thanked the Board for their hard work and detailed review of the Arbor Project. President Zell asked about update on the applicant search. Mr. Strong stated three applications and two had been interviewed and the third next week. Also, wanted to inform the Board of another planned development that filed today. This would be by MI Homes and the area of the development is Tollgate/236th and portion of Morse Landing West area. Expect to see them on the March 8 docket for a planned development, as they are looking at commercial piece as well.
6. **President's Report:** President Zell thanked the board again for their time on this particular Docket.
7. **Legal Counsel's Report:** Mr. Culp gave NRG building update. The building had a fire this weekend and while there was previously Council discussion on condition and action. Last night Town Council held emergency meeting concerning the building due to fire and existing conditions and proximity to park etc., and voted to move quickly with demolishing as soon as safety precautions are taken. Mr. Culp stated public questions being asked and wanted Board to be informed.
President Zell asked about the property to the south of town, the status of the next steps. Mr. Strong stated still do not know any more on the fire investigation. Regarding Hoosier Sign's interest in the property they are no longer pursuing. They purchased The Cage in Tipton for their manufacturing and still looking for an option for store/office in the area.
8. **Board Member Comments:** No further comments.
9. **Next Planned Plan Commission Meeting:**
March 8, 2017 @7:00p.m.
10. **Adjournment:** Mr. Fonderoli made motion to adjourn. Mr. Schrumpf second. Motion passed.

Signatures:


-2017 President



-2017 Secretary

-Recorder

Date: _____

Location:

Cicero Town Hall
70 N. Byron Street
Cicero, IN 46034