

Cicero/Jackson Township
Plan Commission Meeting Minutes

July 12, 2017

7:00 p.m.

Roll Call of Members:

Present:

_ David Martin
_ Jack Russell
_ Rusty Miller
_ Dennis Schrumpf
_ Glen Schwartz
_ Stephen Zell
_ Aaron Culp-Legal Counsel
_ Dan Strong
_ C.J. Taylor-C/JT Plan Director
_ Terri Strong-Recorder

Absent:

Chad Amos
Tim Fonderoli

1. **Declaration of Quorum-** President Dan Strong called the meeting to order and declared a quorum with 7 members present.
2. **Approval of Minutes-**Mr. Zell addressed a correction to Minutes presented, indicating Mr. Strong was present at meeting. Also discussion around the minutes and the lot/road situation. Minutes stand as presented with addition of Mr. Strong.
Mr. Zell made motion to approve minutes from June 14, 2017 with attendance correction.
Mr. Schrumpf second. All present in favor.
Mr. Zell publicly thanked Terri Strong for having the minutes to the board in a timely manner.
3. **Public Comment:** No public comment.
4. **Old Business-**No old business this meeting.
5. **New Business:**
Docket# PC-0717-005-AG Major Subdivision, Primary Plat
Petitioner: Doug Braly/Leading Properties LLC
12401 Old Meridian St.
Carmel, IN 46032
Petitioner Address: 21955 Anthony Rd. (approximate)
Anthony Meadows Subdivision

A Major Subdivision application has been submitted concerning Article 5. Major Subdivision Plats of the Cicero/Jackson Township Subdivision Control Ordinances in order to develop a Major Subdivision and allow the split of 42.01 acres into 10 buildable lots for single family dwellings.

President Strong asked for update from Mr. Taylor. Mr. Taylor stated legal notice did not get posted in time, petitioner has asked to have table until next meeting.

Mr. Zell made motion to table PC-0717-005-AG until next meeting with proper notice. Mr. Martin second. All present in favor.

President Strong took a question from a member of the public regarding the notification process. President Strong stated the ad joiner list comes from the Mapping Department for County. Mr. Culp answered 650 ft. or two properties whichever is shorter. President Strong asked if individual was a neighbor. She answered across the street (did not give a name). Mr. Taylor listed the names on the ad joiner list.

President Strong announced to the public, unfortunately no public hearing will be heard due to the matter being tabled. President Strong reminded everyone that they would be welcome at the next meeting August 9, if they had comments to make regarding this matter.

Docket#: PC-0717-006-R2 Major Subdivision, Final Plat
Petitioner: Vondersaar Homes, Inc.

105 Bear Cub Drive
Cicero, IN 46034

Property Address: 0 E. 226th St.

Herron Hills Subdivision

A Major Subdivision application has been submitted concerning Article 5. Major Subdivision Plats of the Cicero/Jackson Township Subdivision Control Ordinance in order to develop a Major Subdivision and allow the split of 20.23 acres into 10 buildable lots for single family dwellings.

Paul Vondersaar 105 Bear Cub Drive, Cicero representing petitioner looking for secondary plat approval. Mr. Zell asked Legal Counsel if a performance bond was required as proof of surety. Mr. Culp asked if bond was listed for water and sewer. Mr. Zell stated the ordinances were not clear to him, Article 5. Mr. Vondersaar stated with Vintage Woods all bonds were with the agencies involved and the highway and county do require. Discussion ensued. Mr. Zell thanked the petitioner for completed information, very helpful to the board. Mr. Russell asked how the private drive would be done. Mr. Vondersaar answered per county road specs. Mr. Martin asked about entrance. Mr. Vondersaar responded natural plants. President Strong asked if covenants were coming. Mr. Vondersaar yes they would be like Vintage Woods and he would provide a copy, some items were mentioned, no vinyl etc. Mr. Schwartz asked if one more new road cuts. Mr. Vondersaar answered two cuts, changing the existing drive, and adding one more. Mr. Schwartz stated he brought up the speed limit issue from the last meeting to Brad Beaver and it will be looked at.

Mr. Zell made motion to approve secondary plat for Herron Hills. Mr. Schwartz second. All present in favor.

6. **Plan Director's Report:** Mr. Taylor has packet presented.

1. Wanted everyone to be aware of an issue with 3020 Stringtown Pike, lot number 2 of Morse Overlook Subdivision. Issue has arose after dirt has been brought in, issue is around water flooding yards. Details shared of the situation. Mr. Taylor looking for guidance, flooding has not been an issue in the past. Discussion ensued. Mr. Martin stated drainage board should have

reviewed the plans for drainage. Mr. Culp concurred. Further discussion. This is in the City of Noblesville but in our zoning district. Mr. Russell suggested contacting Noblesville planning about the regulations. Determined that further information is needed, casual conversation with property owner recommended. Mr. Culp stated the damage to the other homes would be a civil matter. Discussion on stop work order may be necessary once research is done. Mr. Culp stated the town's municipal code may be a factor. Plan Commission and drainage issue both come in to play. Mr. Taylor shared the gentlemen is claiming the drainage isn't correct, according to Pat Comer. Details were referred to on the monitor. Mr. Strong stated the property owner has even referenced the developer of the subdivision is at fault. Discussion of the swells in the area.

2. Department saw an increase of permits and fees for June 2016 to June 2017. Have addressed the non-compliance issues, receiving good feedback and reaction to the follow up.

3. Beck's applied for permit on solar field, should be seeing this at BZA level.

4. New vehicle to be here in a few weeks, Chief Hildebrand helped to get this thru the same avenue the police department uses.

5. Mr. Taylor announced that on July 22, at 11:00 am dedication of the Memorial Wall. President Strong thanked Mr. Taylor for his report and congratulated him on the 63% improvement on permits for the month of June.

7. **Board comments:** Mr. Zell thanked Mr. Taylor for addressing the issues in his neighborhood. Which brings up the ordinance for roll off dumpsters, has this been able to be investigated. President Strong stated Mr. Taylor agreed storage of building materials, fell under POD which is allowed 60 days. Mr. Schrupf asked about the bags. Mr. Russell stated the City of Noblesville has an ordinance that addresses the smaller dumpster items. Mr. Zell feels strongly that this needs to be addressed with direct wording for the future. Mr. Schwartz reminded that they can move it ½ a foot, dump on day 59 etc. Mr. Russell asked if there was anything that could be given proactively rather than reactive. Mr. Taylor stated there is a checklist currently used, and will look at adjusting. Mr. Culp stated from an enforcement aspect proving is a concern. Discussion ensued.

Mr. Zell asked about the solar fields and was there a discussion about an ordinance for this matter. Mr. Taylor answered yes, interoffice conversation has taken place. Mr. Culp stated this was being worked on for several communities.

8. **President's Report:** President Strong thanked Mr. Zell for the nice job in the transition process, as well as the rest of the board for their collaborating efforts and support. President Strong responded to question last month from Mr. Miller regarding fencing/easements. Noblesville is about as simple as it gets. Details given. President Strong stated going from the extremes, Noblesville is the simplest and while the fee structure is different, there is no inspection. Signing off on knowing the consequences required by property owner. And since there is no inspection, becomes a civil matter if issues with neighbors. Mr. Russell stated it was a good starting point but not sure it totally fits our community. Discussion ensued.

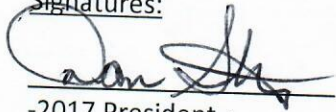
9. **Legal Counsels Report:** NRG is moving forward with their demo. Further work will be involved after structure down but definite start. Mr. Culp stated he is shifting from Church, Church, Hittle, & Atrium to his own practice. Appreciate everyone's patience and if you don't hear from him please don't hesitate to call. New office will be across from Judicial Center in Noblesville.

10. Next Planned Plan Commission Meeting:

August 12, 2017 @7:00p.m.

11. Adjournment: Mr. Schrumpf made motion to adjourn. Mr. Schwartz second. All present in favor.

Signatures:



-2017 President



-2017 Secretary

-Recorder

Date: 7-12-2017

Location:

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