

Cicero/Jackson Township  
Plan Commission Meeting Minutes

May 10, 2017

7:00 p.m.

**Roll Call of Members:**

Present:

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

1. **Declaration of Quorum-** President Zell declared a quorum with five members presents. President Zell and Mr. Strong explained the petitioner's options regarding the quorum. All five votes either affirmative or negative are required to proceed.
2. **Approval of Minutes- Corrections as per email.** Motion to approve April 12, 2017 minutes as amended made by Mr. Amos. Mr. Schwartz second. All present in favor.
3. **Public Comment:** No comments

4. **Old Business-** None to present

5. **New Business:**

**Docket#:** PC-0317-003-R3

**Petitioner:** John Hamaker/Brittney Hamaker

**Petitioner Address:** 1440 Edgewater Court  
Cicero,, Indiana 46034

A Major Subdivision Application has been submitted concerning Article 1.6 Replat of the Cicero/Jackson Township Subdivision Control Ordinance in order to:  
Replat Lot#353 in Section 7A of the Cicero Shores Subdivision in order to amend the platted building setback line of 67.32 to 52 ft. for the purpose of adding to the current garage.

Board member Mr. Russell arrived taking attendance to six members.

John Hamaker 1440 Edgewater Court here to discuss plans to add on the existing garage. Presented were 3D drawings of the visual aspect of the plan, aerial, and rough draft of what would be changed. Drawing showed a car which would become grass area, no trailer needed. Discussion ensued. Will retain brick exterior so will not know was an addition. Reference made to original petition, Mr. Hamaker discussed his requests versus current request asking for more than believes would need. Mr. Strong stated this has been a long process and Mr. Hamaker has been good to work with. The confusion came in due to the type of setback. President Zell asked about legal notice, drainage and easement. Mr. Strong stated notices done correctly, and area was reviewed with Mr. Comer, and no issues. Mr. Miller asked about the 8.9 ft. on the side yard, and garage placement, appears that it would be less than 5 ft. Mr. Hamaker stated that is not the case, and only one area where even close, the aerial drawing was referred to. Mr. Strong asked if petitioner understood the question about the setback area and the result of. Mr. Hamaker said yes he did, and the goal would be to ensure it not be an issue as he is asking for more area to be cautious.

President Zell read the Article 1.6 ordinance for the benefit of everyone present to understand the reasons for the process. Mr. Strong suggest they sit down regarding the setback before building takes place to ensure all is ok. Mr. Hamaker readily agreed.

**Mr. Schrumpf made motion to open public meeting. Mr. Miller second. All present in favor.**

President Zell saw no one for public comment, however Mr. Strong read a letter from a neighbor to be added to the record.

Will H. Anderson stated (in summary) via letter that no issue with project but would expect no infringement to property including the setbacks to be honored. Address 6475 W. 200 So. Anderson. House on the lake is beside the petitioners.

**Mr. Amos made motion to close the public hearing. Mr. Schrumpf second. All present in favor.**

**Mr. Amos made motion to approve PC-0317-003-R2 as presented. Mr. Schrumpf second.**

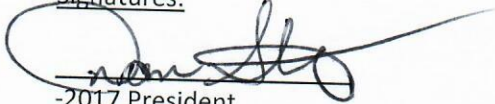
**Mr. Russell-yes, Mr. Miller-yes, Mr. Amos-yes, Mr. Schrumpf-yes, Mr. Zell-yes, Mr. Schwartz-yes. Motion passed.**

**Park Impact Fee Presentation**-Matt Eckerle and Charlie Cambre. President Zell asked for the intention on this presentation. Mr. Cambre stated this is a five year update. Mr. Eckerle works with master plan and park impact fee both. This plan has five different amenities that where targeted for fee impact. Presentation page 11 gave the amenities that the fees can be spent on. Estimating the needs in the next 10 years also stated on page 11. Discussion of these amenities ensued. Calculations of the costs for new population discussed. Net capital costs of \$634000 and homes of 1051 come to the \$604 impact fee. President Zell asked how compared to previous calculation impact. Mr. Eckerle answered \$843. Explanation of the differences discussed. Concern for sustainability was considered. This is the five year update for the 2012 plan. The ordinance is effective and can be collected at 6 months, and until 2022. Mr. Strong stated he understood it is good for a maximum of five years but if substantial growth could be reevaluated at one year or two. This is to supplement the current budget, page 22 in presentation refers to the budget. Mr. Cambre discussed the options for placement of these new amenities. Mr. Cambre thanked all the members that were crucial to the completion of this presentation.

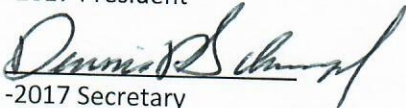
6. **Plan Director's Report**: Mr. Strong reported M/I Homes is moved on to the Town Council. They are working thru the engineering plans and details. As well as impact to financial aspects. Still moving forward.

7. **President's Report:** Thanked the members for their attendance.
8. **Legal Counsels Report:** Not present, no report.
9. **Board Member Comments:** Mr. Miller asked if any update on the storage facility down the road. Mr. Strong stated waiting on engineering especially concerning drainage. Mr. Miller asked about the winery. Mr. Strong responded that waiting on drainage approval from county.
10. **Next Planned Plan Commission Meeting:**  
June 14, 2017 @7:00p.m.
11. **Adjournment:** Motion to adjourn made by Mr. Schrupf. Second Mr. Schwartz. All present in favor.

Signatures:



-2017 President



-2017 Secretary

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-Recorder

Date: 5-10-2017

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