

# CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Plan Commission Meeting Minutes  
September 13, 2017  
7:00 p.m.

## Roll Call of Members

Present:

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

1. Declaration of Quorum: President Strong declared a quorum.
2. Approval of Minutes  
Mr. Zell made motion to approve Minutes from PC Meeting August 9, 2017. Mr. Amos second. All present in favor.
3. Public Comment  
No public comment for this meeting

4. Old Business:

Docket # PC-0717-007-NC/R3 (Aesthetic Review)

Petitioner: Kent Steury

21820 Cammack Rd.

Noblesville, IN 46062

Property Address: 0 236th St. Cicero, IN 46034

Parcel # 03-02-35-00-00-012.000

Petitioner is requesting aesthetic review of a proposed storage facility to be located on 236th street approximately across from the Morse Landing West subdivision.

Mr. Zell made motion to untable PC-0717-007-NC/R3 Mr. Martin second. All present in favor.



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President Strong welcomed petitioner and/or representative to address the board.

Matt Maple, HWC Engineering here to answer questions that were proposed last meeting. President Strong stated Matt had permission to speak on behalf of Mr. Steury. Mr. Zell asked for the plans presented to be addressed with the changes that were made. Mr. Maple the front area will have couple of trees with shrubs below. Shrubs around front of building as well. Mr. Zell stated the plan before was somewhat undefined and the Board had asked for more information since this is the gateway to the west side of town. Mr. Maple stated the plan is listed for the west with many trees if more information is needed, he can translate the plans. President Strong asked about a one-year warranty on landscaping and concerns if trees do not make it beyond the year. President Strong stated what would the plan be or a commitment to replace. Mr. Maple looked to audience and then stated they would make a commitment to a maintenance agreement. President Strong asked for lady in audience to state her name and address for the record.

(Ladies voice can't hear) Carolyn Cozens, 21820 Cammack, Noblesville determined to be the speaker. Mr. Martin asked about the picture of the sign. Mr. Maple stated it was a front view, with overhead light shown, would not be backlit. Mr. Zell questioned if sign reflected the name of the business. Lady stated not determined. Process discussed. Mr. Zell stated last month discussion on trash plan, is it on this plan. Mr. Maple stated all the way in the back, with shadow box fencing. President Strong questioned this being in the back as part of phase three. Mr. Maple stated he didn't feel Mr. Steury wanted to move with each phase so envisioning a gravel path to go to it as part of initial project due to pond and storm sewer. President Strong stated he wasn't convinced that was a good plan, as the unknown timing of phase two or three, could be five years, ten years.

And with buildings in phase one, the trash potential is there, asking people to drive back. President Strong asked for a plan to move dumpster, with a concrete base to be able to use it. Mr. Maple stated if that is what had to do. Mr. Zell stated he felt the Board knew this business, and would expect it as part of phase one. Mr. Amos asked about room on the plans. Discussion ensued. Mr. Amos suggested a spot between phase one and phase two buildings that could work until phase three is started. Discussion ensued.

Mr. Schwartz made Mr. Maple aware of a bug that is affecting the blue spruce trees that are being proposed, suggesting look for an alternative. Mr. Zell stated the aesthetic review standards require a gable roof where do we stand on that. Mr. Maple stated requesting to not do a gable roof on the storage units, feeling that the front taller building blocks view. Mr. Culp stated that would require BZA approval. Mr. Maple stated he was aware of that. Discussion ensued on dates for BZA and processes.

President Strong stated last meeting brief discussion on utility services not being available, and questioned not planning on well and septic. Mr. Maple stated that is correct, with MI Homes coming in across the road prepared to wait until then to join at that point. President Strong stated that raises concern about manning the offices, are you manning the offices. Mr. Maple stated once the utilities are available. President Strong questioned the timing of building the office building, will it be at the same time as the first units, this is being proposed as screening for the units. Mr. Maple responded, yes a shell of the building, then will finish with utilities. President Strong asked then how are you going to conduct business. Mrs. Cozens answered based on Mr. Steury's daughter's experience will be using a kiosk with credit card system. Mr. Martin asked if on site. Mrs. Cozens stated yes that is the goal. President Strong stated if not a kiosk what would be the plan. Mrs. Cozens stated must find a way to complete the office building. President Strong made note of need for discussion on voluntary annexation with the timing of MI Homes.



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Mr. Zell addressed the aesthetic review tonight includes signage and no sign with no name is determined, what do we do. Mr. Amos spoke from his perspective for review knowing a sign will be similar to proposed, as long as size and lighting are specified. Mr. Martin asked for size of sign. Mr. Maple stated ordinance allowance would be followed. President Strong questioned fencing, between phases, secure fencing required. Mr. Maple answered yes it would be and it would match if had to be temporary while building. President Strong asked if willing to provide Knox boxes for the Fire Department. Mr. Maple stated yes. Mr. Amos questioned along those lines if gate has a passcode for Sheriff and Police departments to access. Mrs. Cozens responded yes that would be provided.

President Strong asked if further comments, with no response, would like to go over the list of commitments that has been discussed.

Mr. Zell stated he has the following noted:

1. Agreement for maintaining landscaping after warranty period.
2. Agreed to strategic placement of trash area for each phase.
3. Motion will be contingent upon BZA approval for roof design.
4. Initial operation mode would be a kiosk until additional utilities provided.
5. Sign would follow C/JT ordinances with Mr. Taylor to approve design.
6. Fencing enclosure for each phase for security purposes.
7. Knox box provided for Fire Dept. access.
8. Appropriate passcode provided to county authorities.

President Strong asked about status of paving whether pursuing non-paving with BZA or plan. Mr. Maple stated phase one would be paved and at 80% rental of phase one, phase two building would begin, then paving of phase two when complete, and so on for the phases. President Strong verified the office building parking would be part of phase one. Mr. Maple agreed. Discussion of adding this as a condition. President Strong asked if any further discussion prior to a motion.

**Mr. Zell made motion to approve PC-0717-007-NC/R3 with the following contingencies and conditions:**

1. Agreement for maintaining landscaping after warranty period ends to be reviewed by Mr. Taylor.
2. Agreed to strategic placement of dumpster/trash area for each phase for convenience of customers.
3. Motion will be contingent upon BZA approval for roof design currently not meeting guidelines.
4. Initial operation mode would be a kiosk until additional utilities provided.
5. Sign would follow C/JT ordinances with guidance from Mr. Taylor to approve design.
6. Fencing enclosure for each phase for security purposes.
7. Knox box provided in first phase for Fire Dept. access.
8. Appropriate passcode provided to county authorities.
9. Appropriate paving will occur for the office area and during the build out of each phase as construction is complete, the 80% leasing is the trigger for construction to start on the next phase.

**Mr. Amos second.**

**President Strong called for question. Motion passed.**

### 5. New Business

**Docket # PC-0717-005-AG Major Subdivision, Final Plat**

**Petitioner: Doug Braly / Leading Properties LLC**

150 W. JACKSON ST. P.O. Box 650 CICERO, IN 46034  
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG





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12401 Old Meridian St.  
Carmel, IN 46032

**Property 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 petitioner or representative to step forward and state name and address for record.

Mr. Dwayne Sharrer, Weihe Engineers, 10505 College Ave, Indianapolis, representing Doug Braly property owner. Seeking conditional approval for the secondary plat approval split of the acres for Anthony Meadows Subdivision. The reason for the conditional approval is due to agreements being reached with the surveyors and county highway departments for drainage issues. President Strong asked board to verify their understanding of the request for conditional approval. With affirmation, questions commenced. President Strong started with missing information on one of the lots number 6, drainage board pointed out the required 30 ft. utility easements are required on lots and plans.

Mr. Sharrer stated he understood. President Strong asked why 3-4 items were proposed versus being part of plan. Mr. Sharrer stated it could just be terminology, meaning the proposed project. Part of the plans of construction. Specifics were looked for to review. Review of materials commenced. President Strong asked if Health department has signed off on septic fields, one is listed as primary and the other is proposed. Mr. Sharrer explained the reasoning for the plans, and they have signed off.

Mr. Zell asked about conditions on a conditional approval. Mr. Amos stated perhaps generic in nature for motion.

**Mr. Amos made motion to approve PC-0717-005-AG contingent upon approval from Hamilton County Highway Department, Hamilton County Surveyors Office, and Hamilton County Health Department.**  
**Mr. Russell second. All present in favor.**

6. Plan Director's Report: Included in your packets. Mr. Taylor read highlights of that report with revenue up 99% over last year. Mr. Zell stated he appreciated Mr. Taylors diligence in the job. Mr. Russell asked for update on the tall house near Greystone Village. Mr. Taylor stated have not been out with the rough trade inspection but will measure at that time. Two conversations with the gentleman stating he is under the height variance.

7. President's Report: Appreciate everyone giving their time for the Board and the diligence they take with the process. Mr. Fonderoli has decided to relinquish his position on the Board as a permanent member. Would like to continue as an alternate. We will be looking for whom appointed and reach out to them. If anyone has any replacement suggestions, please let me know. This is a City Appointment. With





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commitment from Mr. Martin and Mr. Schwartz for the next 20 years no JT appointment would be needed, no action taken.

8. Legal Counsel's Report: Mr. Culp reminded everyone that he is working on ordinance and standards for solar panels. Now private residence wanting solar panels in Arcadia. Ordinance was just commercial so perhaps need to look at overall. Hamilton County did not have an ordinance when the first two projects were built. All of this is for Sonny Beck but to be prepared for the future may make sense to do all at once. Most ordinances found are out of state ordinances. President Strong asked for anyone researching to add residential to their search and share any that may have language that would benefit our communities.

9. Board Member Comments: Mr. Zell questioned about Lazy Frogg status. Mr. Culp stated parties went back to remediation. Mr. Amos stated from what he has heard, sold but not closed. Mr. Amos stated he met Matt Hall part of Hall's Catering. Discussion on other buildings in town and status. President Strong stated if any specialty shops looking for space there may be space for it. Further discussion on opportunities in the community.

10. Next Planned Plan Commission Meeting: **October 11, 2017**

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

Signatures:

 President

 Secretary

Date: 9-13-2017

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

# CICERO / JACKSON TOWNSHIP BZA

CICERO/JACKSON TOWNSHIP BZA MEETING  
THURSDAY, SEPTEMBER 21, 2017  
7:00 P.M.

Please print your name, address, and sign in:

Bruce + Cecilia Blazie	24173 N. St Rd 19, Cicero
GERARD A Goodbold	2130 E 226th St Cicero
PATRICK WILSON	3230 HAYDON DR CARNEY
Christopher and Erin Wilson	4015 Bullfinch Way Westfield
Nancy & Mike Goodbold	3345 E 290th St Atlanta IN 46031
Rod Louks	750 N Forest Cicero IN
Kat Goodbold	2130 E 226th St Cicero IN
Lupe Villalobos	517 W. St Sheridan IN