



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

RV Ordinance Review
M/I Homes Construction Review

Plan Commission Meeting Minutes

May 9, 2018

7:00 p.m.

Roll Call of Members

Present:

- ☐ David Martin
- ☐ Rusty Miller
- ☐ Chad Amos
- ☐ Dan Strong
- ☐ Dennis Schruppf
- ☐ Glen Schwartz
- ☐ Stephen Zell
- ☐ Marc Diller
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Jack Russell

1. Declaration of Quorum- President Strong declared quorum with one member missing.
2. Approval of Minutes
Minutes from PC Meeting January 18, 2019
Minutes from PC Meeting April 11, 2018
Correction by Mr. Taylor, January is a BZA meeting. Looking for approval for April 10 and April 11 meetings.
Motion made by Mr. Amos for approval of minutes for special meeting on April 10, 2018. Second by Mr. Diller. All present in favor.
Motion made by Mr. Miller for approval of minutes for regular meeting on April 11, 2018. Second by Mr. Amos. All present in favor.
3. Public Comment
President Strong welcomed any comments from public. Mr. Bockoski stated public has no comments at this time.
4. Old Business :

RV Parking Ordinance Review- President Strong stated draft from Mr. Culp is in front of the board, please review and we will discuss. Board members took time to review. President Strong asked if

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any comments or questions. Mr. Martin asked Mr. Taylor in the current state how many violations. Mr. Taylor stated 38 under the old, and under the new perhaps two. President Strong stated those were probably the number allowed. President Strong reminded that this is a draft based on last meeting discussion, but no means has to be final. Mr. Miller asked, does this address anywhere an existing HOA overriding. Mr. Culp stated we don't have that in any of our other ordinances. And technically if the HOA is less strict this would override. Mr. Miller expressed concern for public understanding. Mr. Amos addressed point number 3, no more than two recreational vehicles boat or trailers can be parked or stored on residential property. Conversation ensued on the definition. Mr. Culp summarized with no more than two recreational vehicles, with no more than one may be an RV and one other vehicle. Spelling out the other options. Discussion continued. Mr. Miller asked what the enforcement procedure was. Mr. Taylor stated letter, with 15 days to comply then write another letter of enforcement giving another 15 days. They get 30 days and can start the fine process. Mr. Culp pointed out that would be up to the Council. Mr. Miller asked so they can move it and bring it back. Mr. Taylor stated wording is per calendar year. President Strong pointed out this was a change made to prevent that. Mr. Taylor stated the violation would be per day. Mr. Amos stated with the change in wording of number three, he is ok with the rest. President Strong stated the only other thing was the grass parking and how to deal with. Mr. Amos stated the Town Council would be working on that with the help of Mr. Culp. After approval of this, the TC will move forward. Mr. Zell stated he agreed with the changes to number three, and would be ok with the rest as well.

President Strong stated to the board, we can rework it, can send as is, or can send with changes, sending with a recommendation.

Mr. Amos made motion to send with definition changes to the Town Council with favorable recommendation. Mr. Zell second. All present in favor.

President Strong thanked everyone for all the time, energy and hard work on this ordinance.

5. New Business:

Docket #: PC-0318-003-PD-R3

M/I Homes of Indiana, L.P.

8500 Keystone Crossing, Suite 590

Indianapolis, IN 46240

A Major Subdivision Secondary (Final) Plat application has been submitted concerning Section One (1) of the proposed Tamarack Subdivision located at 0 East 236th St. in Cicero, IN.

President Strong expressed need to amend to Construction Plan review, not plat.

Mr. Zell made motion to amend PC-0318-003-PD-R3 to reflect review of only Construction Plans.

Mr. Schrupf second. All present in favor.

President Strong explained the reason for the change is as a developer has two changes, if approved a secondary plat they must do a performance bond. If they do the infrastructure first then when they come back, they would present a more accurate plan. President Strong asked Mr. Taylor to give a recap of the TAC meeting. Mr. Taylor started by explaining that not doing a performance bond, in no way eliminated the



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required maintenance bond requiring maintenance of three years. Mr. Taylor gave recap of TAC meeting, questions were answered to Keith Bryant and just a few that M/I had to get back to him on. Mr. Bryant was favorable to the PC review. If approved, M/I would only have approval for grade work until plans were approved by Mr. Bryant. President Strong stated recommendation is to have contingent upon approval of engineer. President Strong stated lift station and right of way were the two concerns. Mr. Zell asked if plans were provided. Mr. Martin stated last meeting. President Strong stated TAC meeting was well attended and in response to question, gave list of attendees.

Motion to approve PC-0318-003-PD-R3 made by Mr. Amos with contingency of approval by United Consulting and our Utility Director. Mr. Martin second. All present in favor.

6. Plan Director's Report: Received via email. Mr. Taylor

7. President's Report:

8. Legal Counsel's Report:

9. Board Member Comments:

10. Next Planned Plan Commission Meeting: June 13, 2018

11. Adjournment:

Signatures:

 President

 Secretary

Date: 7-11-2018

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



Martin E. Toby Cowden	3255 WEST MORSE DR.
Scott Bockelw	4020 E 225 th