



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC-0418-002-C4 Pierce-Minor Subdivision
PC-0618-004-AG Cowan-Minor Subdivision

Plan Commission Meeting Minutes

July 11, 2018

7:00 p.m.

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Chad Amos
- ☐ David Martin
- ☐ Dennis Schrumpf
- ☐ Glen Schwartz
- ☐ Marc Diller
- ☐ Steve Zell
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Jack Russell
Rusty Miller
Aaron Culp-Legal Counsel

1. Declaration of Quorum- President Strong declared quorum with seven members present.
2. Approval of Minutes
Motion made by Mr. Zell to approve minutes from PC Meeting June 13, 2018. Mr. Diller second.
Motion passed with one abstention from Mr. Zell.
3. Approval of Agenda- Motion required for approval of tonight's agenda if no additions or corrections.
Motion made by Mr. Schrumpf. Second by Mr. Amos. All present in favor.
4. Public Comment
President Strong welcomed any comments from public outside the agenda items. No comments from Mr. Bockoski.
5. Old Business: **None**
6. New Business:
Docket #: PC-0418-002-C4
Petitioner: Gary Pierce
Property Address: 22275 US 31 North, Cicero, IN 46034
Minor Subdivision request.



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President Strong welcomed petitioner to approach.

Nathan Althouse with Miller Surveying, 948 Conner St. Noblesville, IN representing Mr. Pierce on replat. Brought aerials to explain the changes. President Strong verified that POA was submitted. Mr. Taylor verified. Mr. Althouse explained, turning three parcels into four lots, south lot becoming two lots. This is a replat from a replat from a couple of years ago. Explanation commenced referring to plans. No new plans for redevelopment, talking about selling but that would be for them to come for complete development approval if purchased. Mr. Martin asked about current businesses. Mr. Althouse explained business office on lot three and lot four has building on front with repair business.

Discussion by Mr. Taylor on violations of the property with photos from today, operating illegal use with storage of semi's and campers on property. Mr. Zell clarified that this is being used for storage. Mr. Taylor yes and stated there is a legal non-conforming as a salvage on lot one and two only. President Strong asked which lots. Mr. Taylor stated lot one and two. Mr. Zell asked if lot one a different type of salvage business was. Mr. Taylor stated it was a recycle business, GreenCycle. Owned by Mr. Pierce, no subdivision, but leased part of the parcel. Mr. Taylor stated lot 3 and 4 are in violation. Mr. Amos stated this needs to be taken care of. Mr. Zell asked if current plates. Mr. Taylor stated permanent plates.

President Strong stated lots 3 and 4 would need variances for lot to depth ratio. President Strong asked about access to the property. Mr. Althouse responded with currently accessing from US 31. However, applying replat easement to access from current and from 226th. Lots two and four the only access is US 31. Platting a frontage road. President Strong stated that may need variance as well from 40 ft to 50 ft. Mr. Althouse stated could change that but not the lot depth ratios. Utility and drainage easements were discussed. President Strong referred to the TAC meeting. President Strong stated that even if replat is allowed, zoning not changing with a Minor Subdivision and permitted uses would remain the same in a C4, and to ensure Mr. Pierce is aware. Mr. Althouse asked about seeking variance for ratios, should they apply for use variance at same time. President Strong answered could apply to BZA for that however the owner of property must do that versus a renter. Mr. Martin asked about IDEM. Mr. Taylor referred to tire fire situation, under agreed order with IDEM since that time, and agreed order has not been satisfied. Items are not major but agreed order has not been satisfied at this time, via phone call to IDEM and Mr. Taylor.

Mr. Zell made motion to open public hearing. Mr. Martin second. All present in favor.

President Strong welcomed anyone from the public to speak on the Pierce docket.

Mr. Scott Bockoski east 225th street, clarification of access once the rest of 31 project is complete. Mr. Althouse used the monitor to address the plan. President Strong stated the access would be to the east of the project after the limited access from 31 would be in place. President Strong stated this would be the need for variance as they would not have enough access.

Mr. Zell made motion to close public hearing. Mr. Schrupf second. All present in favor.



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President Strong asked for further questions from the board. None presented. President Strong stated it seems there are more answers needed and questioned the board on the need to table for further information. **Mr. Schwartz made motion to table until next meeting. Mr. Zell second. All present in favor.**

President Strong continued with new Business:

Docket #: PC-0618-004-AG

Petitioner: Martin Cowan

Property Address: 531 E. 246th St. Cicero, IN

Minor Subdivision request for two lot subdivision broken out from 41 acres.

President Strong welcomed petitioner to address board.

Toby Cowan 3055 West Morse Drive, Cicero. Family land owned since 1965 and would like to divide five-acre lot out for son to build family residence. President Strong verified POA had been presented. Mr. Taylor confirmed from Mrs. Cowan. Mr. Martin asked for verification of lot lines from photos presented. Mr. Martin questioned one section. Mr. Taylor explained that a surveyor had been hired, work done, without following procedure, Mr. Cowan had contacted Mr. Taylor for an address which highlighted the discrepancies. Mr. Cowan is starting over in the process to correct the issue. Discussion on plat using maps. President Strong questioned the road cut positioning. Referring to the ordinance could the lots access with this drive. Discussion on this feasibility or options of a variance pertaining to the drive positioning.

Mr. Zell made motion to open public hearing. Mr. Diller second. All present in favor.

No one came forward from public.

Mr. Zell made motion to close public hearing. Mr. Schruppf second. All present in favor.

Mr. Martin made motion to approve PC-0618-004-AG to allow a minor subdivision by splitting off 5 acres of the 41 acres, with access from the current road access. Mr. Amos second. All present in favor.

7. Plan Director's Report: Report was email. 18 building permits in May: 14 in limits and 4 in JT, no new homes. M/I Homes moving dirt currently. Waiting on approval for infrastructure from Keith. Completed two classes. Code violations being handled. President Strong mentioned the certification from INDOT was quite accomplishment as the Town is required to have one person certified. The goal would be to have more than one person in the future.

8. President's Report: RV ordinance did go to Town Council and was approved as presented. Effective 30 days from published, early August. There will be conversation on enforcement time frame, and notices to the community on the changes.

9. Legal Counsel's Report-none present.



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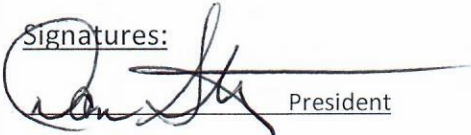
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10. Board Member Comments-none

11. Next Planned Plan Commission Meeting: **August 8, 2018**

12. Adjournment: Motion made by Mr. Schrumpf to adjourn. Mr. Schwartz second. All present in favor.

Signatures:


President

Secretary

Date: 8/8/18

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