



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC# 1118-011-PD-R3 M/I Homes of Indiana
PC# 1118-012-NC Scott Lindenberg

Plan Commission Meeting Minutes December 12, 2018 7:00 p.m.

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ David Martin
- ☐ Chad Amos
- ☐ Dennis Schrumpf
- ☐ Glen Schwartz
- ☐ Stephen Zell
- ☐ Jack Russell-after approval of minutes
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Marc Diller

1. Declaration of Quorum

President Strong declared a quorum.

2. Approval of Minutes

Minutes from PC Meeting: November 14, 2018 presented for approval.

Mr. Zell made motion to approve. Mr. Martin second. All present in favor.

3. Public Comment President Strong opened public comment for anything not on the agenda.

Bill Holliday-would like to be on agenda for January concerning Morse Landing West.

4. Old Business: **None**

5. New Business

President Strong stated amendment needed on agenda. Legal Notice was done however also will be talking about locations of area 1 -A and B.

Mr. Zell made motion to amend agenda to include conversation around PC-1118-011-PD-R3 adding Area 1, sections A and B. Mr. Amos second. All present in favor.

Docket # PC-1118-011-PD-R3

Petitioner: M/I Homes of Indiana – Jonathan Isaacs

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
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Property Address: 7755 E. 236th St. – Tamarack Subdivision

Text amendment to the Tamarack PUD Sections A, B and C regarding architecture standards for roof pitch, standards for second story lofts in Area B to be 50% of the first-floor area, and area C for development standards regarding lot width, lot size and setback requirements. Also, to allow to speak on area map A and B.

Jonathon Issacs, MI Homes, 8440 Woodmill Crossing, Indianapolis, IN. Mr. Joe Cochran Attorney also present. *Monitor is being used throughout presentation.* Points of clarification in ordinance as well as a major change in the southern area of the project are needed to discuss. A1 and A2 lot requirements, what was missed is an area in the mapping area of yellow. Summary presented. Doubles in the future will be referred to as Villas. 276 was the maximum number of units previously approved. Discussion on where the numbers were in original presentation. If Area C and Area 2 adjustments are approved, replat would be required at some point.

Standard roof pitch is 7:12 in ordinance. Gabling discussed. Requesting architecture standard variance leeway to 6:12 since there are different models in the look to the homes. Second request is in the modify area C to take lot widths from 85 ft. to 70 ft. 1800 for single story and 2000 in two story. Modify area A, the loft size to allow larger than the 500 sq. ft. approved.

Mr. Issacs went on to use the monitors to indicate roof changes. Part 2, construction standard compliance in the plan vs development standards, caused loss of units. The side entry garage option isn't viable with the 85 ft. width or a third car garage needing 90 or more. So, moving to 70 ft. brings up the unit number closer to expected. Propose to change to number of units as well in the matrix with 1800 single/2000 two-story, 276 units maximum, now proposed. Buffer/open area discussed. Next is the loft area going from 50% rule, ranch with a bonus room, three different ways to present. Modification number 4, to clarify the line of areas. Discussion among Board, Mr. Amos concerned for lot width, not wanting to go lower, rather see go larger lots. Mr. Schrupf agreed with Mr. Amos, presented as upscale lots not in favor of narrower lots. Mr. Zell concurred, selling point originally was larger lots. Mr. Russell asked how many homes would be if went to 90 ft. Mr. Issacs stated economics, with 61 at 85 ft. combined with other equaled 276 units, right away compliance cost more and looking at development costs in downsizing lot size. At the larger size there is approx. \$15000 per lot costs to the town, due to maintenance costs over time. Mr. Issacs stated prefer to look at home size requirements. Reference made to Westfield and Noblesville home examples on the 70-foot lots. Mr. Taylor stated 54 street width was referenced, approval was 30 ft, back to back, what is the current measurement. Mr. Issacs stated the sidewalks, green space and pavement requirement is 54 ft.

President Strong gave rules for public comment, asking for common points to be not repeated.

Mr. Amos made motion to open public hearing for PC-1118-011-PD-R3. Mr. Zell second. All present in favor.

Ray Sobanski 1060 West Morse. Last November on docket number of homes was 241 now to 276. When the change. President Strong stated had to do with duplexes and single-family homes, asked Mr. Issacs to



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address. Mr. Issacs gave background and differences due to zoning and other regulations. 243 was the number, without changing the street pattern converted to villas and added 22 and the other 11 is to modify the lot sizes to add. Mr. Sobanski asked how close the houses together that are being referred to in Noblesville and Westfield. Mr. Issacs responded 12 feet apart from each other, can be 12 feet. Here they would be no closer than 16 ft, the way the ordinance is written. If home is 40 feet with no third car garage, that would be set in center. Sometimes there are easements, which would mean 16ft, but generally 20 ft. Mr. Zell asked if that was all over or just C. Mr. Issacs stated the question was all over, C would be the larger homes so 50 ft wide, so they would be 16 ft. the other areas closer to 20 ft.

Bob McKinney 1070 West Morse. Agreed with previous comments by the Board, would prefer the extra footage, 15 ft is 15 ft, homes with option for three car garages etc. will look more appealing. Not on social media, and can't believe everything you read, being said it seems MI is good at getting approved and then coming back with smaller lot sizes etc. How often does that have been approved? Mr. Issacs stated not at all that he recalls.

Todd Elden 1010 Eagles Ridge Dr. addressing the lot size, along with the width proposing going from 10000 to 8500. It was sold as luxury, acreage doesn't say luxury. Questioned on where he lived. Mr. Elden felt going in the wrong direction. On the roof pitch, disagree with comments, upscale, more elegant is the look with the 7:12 pitch.

Heather Sisson 1080 Eagles Ridge Dr. Increasing on the density of the neighborhood, any surveys done, as it could increase the traffic in MLW. President Strong stated a lot of conversation at the beginning of the project. Police Chief taking a look at as well as Town Council members as they are concerned. Ms. Sisson also asked if MI allowed customization. Example of loft to master bedroom was used. Mr. Issacs stated in the ranch, the master is designed lower, the loft has choices, master is not intended. Ms. Sisson with 600 sq. ft, could they have 3 bedrooms. Mr. Issacs stated MI would not provide that much customization, however, doesn't prevent home owner of changing.

Dawnielle Alden 1010 Eagles Ridge concerned with 70 ft lots and 3200 square ft homes. Mr. Issacs stated the work numbers are minimums, there are floor plans that are larger. Mrs. Alden stated more concerned with square footage down, which leads to a cheaper home. Not an upscale community at 2000 two-story with 8500 lots. Mr. Issacs stated several floor plans and variations in homes not being the same next to each other, all approved and protected in the ordinances. Last to offer is the same square footage as before, really just want to change the lot sizes. Mr. Martin asked about the nine floor plans. Mr. Issacs stated they are new plans, or revamped plans. With pictures of the new ordinance compliance in packets. Discussion on this. Not trying to do any kind of bait and switch. President Strong recapped for the public. Mrs. Alden asked if lowered the prices with the roof change. Mr. Issacs stated not changing the price point, has to do with looks, and truss systems. Mr. Issacs also stated that most homes in MLW and ML had standard 6:12 roof pitch. Discussion on the challenges of options for the buyers and costs for community compliance. MI Indy division average home is \$330,000. Comments made on the value to the community overall.

Heather Sisson again, the minimum side yards is there a guideline. President Strong stated there is an impervious surface guideline.



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Jeff Landry 2010 W. Morse Dr. Agree with Board members, the original plans delivered better overall product. The Tamarack website does not show the town of Cicero, gives a concerning message. The retention pond is not representative of what was shown. Like to understand changes, roads, traffic patterns especially in section B. President Strong there should not have been any road changes. Mr. Taylor retention pond, in section B, and the detention pond a temporary pond. Mr. Issacs stated the pond did get a bit wider, construction plans versus primary plat, temporary swell to a discharge point. Monitor was used to indicate the areas being discussed. Mr. Landry asked who approves, only the Board, is there notification. Mr. Issacs stated the drainage is where the changes were made, but generally the streets are the same as the primary plat. Mr. Issacs stated drone picture. Mr. Landry stated the town picture is not Cicero. Concern for not what was being shown. President Strong explained the differences in the pictures being shown, initial, plat, etc. Mr. Culp stated in the process difference status, first is rezone, using a mock up, the vision. Then when planning process is presented more detail is added, there is a secondary plat that could be modified if issues are found, such as soil, drainage and even a final plat. Mr. Culp went on to explain that meetings are public, however not everything requires a public hearing, when public hearing is required, notification is required. Every decision is presented here and voted on here and open to the public. Mr. Landry stated on the detention pond, is there a timeline. Mr. Issacs engineering usually takes over, does know the pond is ½ built with section one, and once the plan is approved, that will be what is built. The temporary will go away with the next section. Preparing the next wave of detailed plans to the Town and if approved start that in spring. Projecting is difficult, depending on sales expect Spring-Mid 2020 for the removal. Mr. Taylor looking for electronic version of construction drawings.

Bill Holliday 2000 West Morse Landing Drive. Discussed the process from TAC to presentation, if homework was done no changes should be done after approval. Problem with lot size and doubles when singles with larger lots was presented. Feel they need to build what they said they could do. As HOA president, there are violations in MLW dealing with. Mr. Issacs not asking for more doubles, Area 1 and 2 were presented as either singles or doubles. Original drawings were singles. Mr. Holliday addressed that approvals on one picture. Mr. Issacs stated not asking for changes in what was approved for singles/doubles options. Asking for loft size changes. If 1700 is the approved main floor, asking for 50% of 1700 to be able to be the size of a loft or 640 sq. Ft above the main floor. Mr. Holliday stated the way the document reads, is not what is presented. Mr. Issacs stated if decision is 7:12 they will stick to it, but architecturally will look like large roofs on the ranch. Mr. Holliday stated needed larger lots, especially with families.

Bo McKinney: 1070 W. Morse Dr. explained a lot of changes, folks up on the dais have to remember that MI is going to build whatever and make a profit, but we have to live with it. Keep that in mind.

Terri Jackson 790 Morse Landing just moved here and want to understand what is going on with section C appears to be green space. Mr. Issacs will stay natural, pond and intent is to maintain tree line, a 50 ft. will not be touched other than grade that may be needed. In other common area trees will be planted to have buffer. Ms. Jackson asked if walking path around path. Mr. Issacs stated not on that area, keeping more natural. Shared where there would be walking paths in the future, with internal sidewalks.

Anna Sobanski: 1060 W. Morse Dr. expressed concern with drainage behind their home, first year no big issue with mosquitos, last year bad, is anything being done about the standing water, water doesn't go



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anywhere. Mr. Issacs stated he will have to look into that, the final grade is not completed, but will look into that. Mrs. Sobanski stated concern from now until the homes actually get built-if that is 2020. Mr. Issacs stated where the old drain was. Mr. Issacs stated would say April that should be completed with the dirt work in that area. President Strong asked what Mr. Culp was using for reference. Mr. Culp Tamarack website drone picture.

Bruce Woods 7411 E. 236th St. Against doubles anywhere in the area, 400+ homes in area. Traffic problems, not in favor. Hamilton County is taking 70 ft from center road north and 60 ft south for 236th four lanes of traffic, also against walking path. President Strong stated zoned neighborhood commercial on that corner and property owner retained two acres.

President Strong seeing no more public for comment.

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

President Strong suggested digesting one section at a time then to make recommendations to the Town Council. Mr. Issacs suggested a few modifications. President Strong agreed for Mr. Issacs to make modifications first.

Mr. Issacs listed modifications as: Area C to maintain the same square footage allotment single story of 1900 square foot and 2200 for two story. Lot line request maintains.

President Strong asked to start with roof pitch. Mr. Zell appreciate the discussion, knowing history of area, prefer the roof pitch to stay the same as approved. Mr. Amos agreed with comments. Mr. Issacs stated he would remove from the table and leave at 7:12.

President Strong moving to the loft size, asking for 50% of the first-floor area. Mr. Amos stated no objection if the square footage of the first floor stayed the same. Mr. Zell concurred.

President Strong moving to the A-1 and A-2 changes and the clarification of moving of the line on maps Area B. Mr. Zell stated he did not have an issue. Discussion ensued. Mr. Taylor used monitor to clarify.

President Strong asked for comments/questions around Area C. Already agreed to remove the square footage request, will remain the same as previously approved. Discussion on lot size. Mr. Zell do not agree with changes. Mr. Amos agreed. Other members questioned, no additional comments.

President Strong reminded the Board, looking for a recommendation to take to Town Council for them to vote.

Loft size in Area A-Mr. Amos made motion for favorable recommendation. Mr. Zell second.

Mr. Russell-yes, Mr. Martin-yes, Mr. Amos-yes, Mr. Schrumpf-yes, Mr. Schwartz-yes, Mr. Zell-yes, Mr. Strong-yes. Favorable- 7-0.

Clarification of map changes-Mr. Amos made motion for favorable recommendation. Mr. Schrumpf second.

Mr. Martin-yes, Mr. Amos-yes, Mr. Schrumpf-yes, Mr. Schwartz-yes, Mr. Zell-yes, Mr. Russell-yes, Mr. Strong-yes. Favorable 7-0.



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Lot size change to 70 ft in Area C and square footage of 8500. Mr. Amos made motion for unfavorable recommendation. Mr. Zell second.

Mr. Amos-yes, Mr. Schwartz-yes, Mr. Schrumpf-yes, Mr. Zell-yes, Mr. Russell-yes, Mr. Martin-yes, Mr. Strong-yes. Favorable to send Unfavorable recommendation. 7-0.

President Strong stated the Map change and lot size will be sent to the Town Council as favorable recommendation. The Lot size changes will be unfavorable recommendation.
Thank you to everyone for attending and giving their input.

Docket # PC-1118-012-NC

Petitioner: Scott Lindenberg, Owner – Andrea Sloan, Tenant

Property Address: 49 E. Jackson St. Cicero, IN 46034

An Aesthetic Review Overlay District Application has been submitted regarding changes to the west side of the building and to include signage.

President Strong asked if petitioner present.

Andrea Sloan currently co-own Groomingdales address is 1803 So. Park Avenue in Alexandria. Have groomed for five years looking to go out on own. Business is currently a small shop and business has been growing. Looking to do seminars on pet CPR also in the future. Eventually want to do teaching as well as grooming. Packet has been presented to Board with signage updated one is with brown background, also update on bigger window 48x48. Mr. Taylor stated looking at signage on the west side of the building, actually on alley. Mr. Taylor used monitor for clarification on area. Ms. Sloan stated she would be the far bay and garage door will come off bay and sign will be on opposite side of window on far end. Mr. Martin asked what else was in building. Ms. Sloan answered looking to put golf cart business in front, some personal storage and then partition off her area. Monitor used to explain areas. President Strong stated the golf cart business will be before the Board in the future. Mr. Taylor stated January for land use variance and aesthetic review. Ms. Sloan stated for parking, five spaces for employees from Methodist, but otherwise it is just drop off and pick up from the clients. Hours will not be listed on door because may start at 8 but go until done for the day. Mr. Martin asked if any signage on front on building. Ms. Sloan stated she had sent to CJ. President Strong stated acceptable to use parking within 600 ft of their business if agreement with other property owner. Mr. Russell asked if pick up would be all at the same time, in a residential area. Ms. Sloan stated she didn't feel that is an issue, used monitor to describe where parking would be. Mr. Taylor stated he did not have it electronically. She did have, Mr. Taylor explained it would be 2 ft wide x 3 ft tall, sandwich type board, Ms. Sloan stated that could come in/out if needed would be weighted, same graphics as other sign. Mr. Amos asked where it would be placed, indicating that the sidewalk could not be blocked. Ms. Sloan stated she understood, would only expect it as a temporary sign so people could find her. Does have weekend clients. Mr. Zell asked when she expected to open. Ms. Sloan stated construction would be starting tomorrow, only for her portion. Expect to start January 31, February 1, 2019 would be the goal. President Strong asked what type of materials would be used where the big door is being removed. Ms. Sloan stated matching. Mr. Taylor indicated siding that would



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match the rest of the building, white. President Strong asked if additional lighting on the outside. Ms. Sloan stated not on outside. President Strong asked if the sign is lighted. Ms. Sloan stated no. Mr. Amos asked what the sign will be made of. Ms. Sloan did not have that information. Mr. Russell asked if blade signage was allowed in that area of town. Discussion ensued. Mr. Russell made recommendation to consider a blade sign for visible from Jackson versus flat on the wall that doesn't help your exposure. Mr. Taylor stated it would be allowed in that area as a projecting sign only allowed 15 sq. ft total signage. Only allowed 7.5 sq. ft per side if two sided without variance. Discussion ensued. President Strong asked about tree being trimmed by town, very hard to see in either direction. President Strong stated the motion would need to reflect option. Mr. Martin asked about future signage for hours. Ms. Sloan stated only looking to have flip sign for open/close. President Strong asked Mr. Amos about materials being used, leave for Mr. Taylor to approve is that ok. Mr. Taylor stated even if approved tonight, a sign permit is required before a sign is constructed. Ms. Sloan stated she understood.

President Strong stated if no further questions, looking for motion with conditions, sign options and material approval.

Mr. Schruppf made motion to approve PC-1118-012-NC as presented or with option of hanging sign-size that is in ordinance also to allow approval of materials for bay and sign to be approved by Mr. Taylor. Also, that sandwich board type of sign be used for initial opening. Mr. Martin second. All present in favor. Motion passed 7-0.

6. Plan Director's Report: Emailed on 11/29/18. 12 building permits for November 9 were for façade program so no fees collected. Files are now accessible any place. Mr. Zell asked about updates on 19 situations. Mr. Taylor stated Township has heard from him, however certified letter has been sent to clean up property. Mr. Zell asked about 19 north edge of town. Referred to Mr. Culp. Update given by Mr. Culp. The 60-day notice has started. Will go to the town council with further action.
7. President's Report: President Strong stated at next meeting, election of officers as well as re-appointments for Plan Commission will need to be made. Including, legal counsel, director and Mrs. Russell as it is the Commission's duty to make the appointment recommendations to Town Council. President Strong thanked the board for their due diligence and listening to the citizens. Mr. Taylor also stated spoke with incoming Jackson Township Trustee it is her intent in January to reappoint Mr. Martin and in place of Mr. Schwartz appoint Liz Foley-Nelson. Mr. Taylor has reached out to Mrs. Foley-Nelson for communication purposes. President Strong stated would certainly miss Mr. Schwartz's commitment to the Board and appreciate all his time and efforts.
8. Legal Counsel's Report: Mr. Culp stated the only update was given earlier.



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9. Board Member Comments: Mr. Russell stated December 18th would be first as town council as there is a caucus vote for the Town Council appointment and he is the only one running. Mr. Culp reminded that come January only two TC members could be on Commission. Mr. Amos stated he would resign, as he had served four years and enjoyed, would like to be in audience to follow thru on MI and others doesn't feel the commission would want to lose Mr. Strong. Mr. Russell has one year in and continuing to learn process would be helpful.

President Strong thanked Mr. Amos for his service, insight and perspective from a safety standpoint especially.

10. Next Planned Plan Commission Meeting: January 9, 2019

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



President

Secretary

Date: 1-09-2019

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



CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MEETING

WEDNESDAY DECEMBER 12, 2018

7:00 P.M.

Please print your name, address, and sign in:

John Williams	1050 Eagles Ridge Dr	Paul Curo
Dawnielle Alden	1010 Eagles Ridge Dr	Cicero
Todd Alden	1010 Eagles Ridge Dr, Cicero	Todd R. Alden
Jan 159CS	M1 Homes	11401 N. 11th St. IN.
Jim FLEDERJON	P.O. Box 143	Cicero
Ralph McKinney	1070 W. MORSE DR.	Ralph McKinney
Andrea Sican	49 E. Jackson	Andrea Sican
Ann Schanski	1060 W. MORSE DR	Ann Schanski
Raymond Schanski	1060 W. MORSE DR.	Raymond Schanski
Bill Holliday	2000 W. MORSE DR	Bill Holliday
Nat McFerry	1040 Eagles Ridge Dr.	Nat McFerry
Jeff Landrey	2010 W. Morse Dr.	Jeff Landrey
Charlene Drake	6702 East 241st St	Charlene Drake
Joe Calderon	11 South Mendota Imps IN 46204	Joe Calderon
Barbara Drake	2500 Morse Dr	
Bonnie Spelman	1489 BAYSWATER LN	Bonnie Spelman
Chip Spelman	VI	
Bruce Woods	7411 E 236th St	Bruce Woods
John Wolfe	1035 E. Morse Dr	John Wolfe
Heather Sisson	1080 Eagles Ridge Dr	Heather Sisson