



Cicero / Jackson Township Plan Commission Meeting

PC# 0119-001-PD-R3

PC# 0119-002-R2

Plan Commission Meeting Agenda

February 13, 2019 7:00 p.m.

Roll Call of Members

Present:

- Dan Strong
- David Martin
- Greg Gary
- Liz Nelson
- Marc Diller
- Dennis Schrupf
- Stephen Zell
- Aaron Culp - Legal Counsel
- C.J. Taylor - Plan Director
- Terri Strong – Recorder

Absent:

Jack Russell

1. Declaration of Quorum

President Strong declared a quorum for business tonight.

2. Approval of Minutes

Mr. Zell made motion to approve Minutes from PC Meeting: January 9, 2019 as presented. Mr. Martin second. All present in favor.

3. Public Comment President Strong stated time for comments from public on items not on the agenda.

Bill Holiday as president of HOA for Morse Landing West stated wanted to get concerns out of the way. Concerning Morse Landing West, silk fences been addressed several times, trash is the same. Policing of these items are a concern. Parking in front of mailboxes. Realize that there are only three lots left but bringing up issues because they continue and concerns about M/I project as well. Mr. Holiday continued with concern for follow through on water line, tearing up of properties. Other concerns are drainage and swells, construction standards require swells. Worried about M/I, can not fix West but want to give the history lesson to assist with drainage for M/I. Mr. Holiday continued with lights and sidewalks and issues with West and agreements with Town. Silverthorne has problem with Lincoln model, and as president of HOA has sent individuals to CJ. Feels there are legal concerns.

Mr. Holiday went on to share past concerns about issues, and holding permits, certificates etc. may be necessary. Silverthorne needs to clean up their act, it is not their subdivision. Trespass on entry, toilets on empty lots not the construction lot. Hoping they are looking at M/I, watching each aspect.

President Strong responded that they have learned with each subdivision that has come along.

Mr. Zell questioned the Lincoln model. Mr. Taylor explained that the master bathroom is over the garage, causing cold bathrooms and busted pipes in some. Mr. Taylor explained where at in the process. There is no control on the part of Mr. Taylor other than not allowing Lincoln model to be built in the future. The buildings did meet code, however that doesn't mean it is the best design.

President Strong asked if other public with comments. Seeing none, moved forward.

4. **Old Business**: No old business.

5. **New Business**

Docket # PC-0119-001-PD-R3

Petitioner: M/I Homes of Indiana, LP

Property Address: Corner of Tollgate Road and East 236th Street, Cicero, IN
46Construction plans and Secondary Plat have been submitted for Phase II of the Tamarack Subdivision

President Strong stated not presenting today, not quite ready. Mr. Holiday asked to speak, it was allowed. Stating that Mr. Holiday met with Jonathon Issacs and good ideas. President Strong stated there would be public hearings on many items likely discussed with Mr. Holiday in the future. Mr. Zell thanked Mr. Holiday for coming in and sharing the information.

**Mr. Schrupf made motion to table PC-0119-PD-R3 as requested by petitioner.
Second by Mr. Zell. All present in favor.**

Docket # PC-0119-002-R2

Petitioner: Paul Vondersaar

Property Address: 226th Street at approx. Schully Rd.

Secondary Plat has been submitted for the Herron Hills Subdivision.

President Strong asked for petitioner. No one present.

Mr. Zell made motion to table PC-0119-002-R2. Mr. Diller second. All present in favor.

5. **Plan Director's Report:** Included in your packets. January 2019 was down 24%. Continue to work with property owners on cleanup. Did purchase a 24in blueprint scanner. President Strong did state the efficiency has been appreciated with those that have been scanned, easier than going thru boxes.
6. **President's Report:** President Strong also thanked Mr. Holiday for coming in to share his perspective. President Strong stated Mr. Taylor has been working on the updates to the ordinances, so if there are others please let us know. Mr. Zell questioned one section. President Strong stated was not part of the changes. Mr. Taylor stated would add to the list. Discussion on subdivision control matching ordinances. Mr. Martin questioned what had happened to the solar panel ordinance. Mr. Culp stated some research done, however didn't move past that stage. President Strong thanked everyone for their attendance.
7. **Legal Counsel's Report:** Mr. Culp gave update on the property on Peru St. Property owner petitioned Council for extension. Council gave him until the end of March as a one-time extension. Weather and team were given as reasons for extension.
8. **Board Member Comments:** Mr. Zell stated documents in back, for members to take one copy of each if wanting a hard copy. Mr. Taylor stated regarding the property on Peru St. the petitioner was notified the day following TC meeting of the requirements and that demo permit was ready for pick up. As of today, no progress and permit has not been picked up.
9. **Next Planned Plan Commission Meeting:** March 13, 2019
10. **Adjournment:** Mr. Martin made motion to adjourn. Mr. Schrupf second. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

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NAME	ADDRESS	Signature
Doc Howsday	2000 W. Mause Dr. Cicero	<i>Doc Howsday</i>
Scott Backoski	4020 E 225th St	<i>Scott Backoski</i>
Austin Drake	6410 E 241st St	<i>Austin Drake</i>
<i>More space available on the back</i>		