



Cicero / Jackson Township Plan Commission Meeting

PC#0119-001-PD-R3 MI

Homes Plat

PC# 0119-002-R2 Herron

Hills Plat

PC# 0219-003-R4 Library

Plan Commission Meeting Minutes

March 13, 2019 7:00 p.m.

Roll Call of Members

Present:

- Dan Strong
- Jack Russell
- David Martin
- Greg Gary
- Liz Nelson
- Marc Diller
- Dennis Schrupf
- Stephen Zell
- Corey Burkhardt
- Aaron Culp - Legal Counsel

C.J. Taylor - Plan Director -absent at retreat

Terri Strong - Recorder

Absent: Jack Russell

President Strong welcomed new member Corey Burkhardt.

1. Declaration of Quorum- President Strong declared a quorum with 8 members present.

2. Approval of Minutes

Mr. Zell made motion to approval of Minutes from PC Meeting: February 13, 2019 with correction of header to minutes. Mr. Schrupf second. All present in favor.

3. Public Comment President Strong asked for public comment for items not on agenda. No comments.

4. Old 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 46034

Construction plans have been submitted for Phase II of the Tamarack Subdivision.

President Strong stated looking for secondary approval. No petitioner came forward.



Cicero / Jackson Township Plan Commission Meeting

PC#0119-001-PD-R3

PC# 0119-002-R2

PC# 0219-003-R4

Mr. Zell made motion to table PC-0119-001-PD-R3. Mr. Martin second. All present in favor.

Docket # PC-0119-002-R2

Petitioner: Paul Vondersaar

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

Secondary Plat has been submitted for the Herron Hills Subdivision.

Mr. Schrupf made motion to untable docket. Mr. Diller second. All present in favor.

Mr. Paul Vondersaar 1105 Bear Cub Dr. Cicero, here for secondary plat for Herron Hills. President Strong stated Mr. Taylor had reviewed and gave a favorable recommendation. Mr. Martin asked about traffic on the front side. Mr. Vondersaar stated they are looking at a speed bump possibly, 50 is the current speed limit. Mr. Vondersaar increased the entrance lane by two feet. Discussion on county plans to remove the hill. Mr. Zell stated he reviewed and feels it is an excellent secondary plat and the first meeting was very detailed.

Mr. Zell made motion to approve PC-0119-002-R2 secondary plat for Herron Hills subdivision.

Mr. Martin second. All present in favor.

5. **New Business**

Docket # PC-0219-003-R4

Petitioner: Hamilton North Public Library

Property Address: 209 West Brinton Street Cicero, IN 46034

An Aesthetic Review application has been submitted concerning an addition to the Hamilton North Public Library.

President Strong stated reviewing the aesthetic review aspects. Mr. Culp stated for the record he needed to reclude himself as he is on the board.

Tara Anker 298 S. 10th Noblesville and Jennifer Roberts 1407 Logan St. Noblesville. Ms. Anker stated addition to the library for learning and event space. Ms. Roberts stated phase one, which wasn't completed last year was the parking lot extension which is being resumed. Discussion ensued unable to understand due to noise. Agreements of neighbors was reached. President Strong asked about lighting. Ms. Roberts stated only in phase one, not part of phase two. Ms. Anker stated sign is not part of this proposal, electrical conduit is there but no sign. Ms. Anker went on to explain same or similar brick as existing building. Mrs. Nelson asked about exterior lighting on building itself. Question was raised on light pole in plans. Was explained that moving not adding.

President Strong explained public hearing not needed for this.

Mr. Martin made motion to approve PC-0219-003-R4. Mr. Zell second. All present in favor.

6. **Plan Director's Report:** Included in your packets. President Strong stated he would try to answer any questions if there are any.

7. **President's Report:** President Strong thanked everyone for their attendance and again welcome to Corey.

8. **Legal Counsel's Report:** Mr. Culp stated 792 Peru has been removed down to the foundation, they will continue to watch. Mr. Culp stated been working on ordinance for solar panel, first draft has been submitted to Mr. Taylor and Mr. Strong the plan would be for review at April or May meetings. Discussion on all the different levels, approx. 13 pages. Mr. Zell questioned if this would cover solar farms. Discussion on what it would cover. President Strong stated the process for reviewing a new ordinance.

9. **Board Member Comments:** Mr. Zell asked if any information was available on the Mr. Yeary project on HWY 19. President Strong stated he didn't know of any update, Mr. Taylor was looking into the issue of running out of time on his permit but did not know of the update. Mr. Zell also asked about retail parking lots, i.e. Dollar General, but parking lot is a mine field. Mr. Zell stated bringing up to see what options there are for making a difference. Mr. Culp stated recommend having Mr. Taylor looking into it, possibly having a conversation. Mrs. Nelson asked if owned the property. Mr. Culp stated typically they lease, five year. President Strong stated usually start with general manager with any concerns. Mr. Zell stated the history of the parking lot itself, should address. President Strong stated he would speak to Mr. Taylor on the issue.

Mr. Martin asked about the G.W. Pierce properties and status. President Strong stated some questions came out for use of the properties and waiting back on them. Mr. Culp stated meeting took place to understand the commitments.

Mr. Gary asked about Northwest corner of 236th and Cal Carson, not sure if pertains to us, looking at a possible driveway or drainage. President Strong stated would take a look, was unaware of any activity or permitting.

Mr. Zell reminded everyone of the March 27th meeting on intersection of 236th St. and 31, the new road design. Red Bridge 4:30-7 public meeting. Mr. Bockoski stated Deming may have their own private meeting.

10. **Next Planned Plan Commission Meeting:** April 10, 2019

11. **Adjournment:** Mr. Schrupf made motion to adjourn. Mr. Gary second. All present in favor.

President: _____

Secretary: _____

Date: _____

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

