



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

Plan Commission Meeting Minutes

April 10, 2019 7:00 p.m.

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Jack Russell
- ☐ David Martin
- ☐ Greg Gary
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Stephen Zell
- ☐ Corey Burkhardt
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Liz Nelson

1. **Declaration of Quorum:** President Strong declared quorum with 8/9 members present.
2. **Approval of Minutes:** President Strong asked for approval of minutes from previous meeting.
Minutes from PC Meeting: March 13, 2019
Mr. Zell made motion to approve minutes from March 13, 2019 as submitted. Mr. Martin second.
All present in favor.
3. **Public Comment:** President Strong asked for any comments related to business not on the agenda.
No public came forward.
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

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CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

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PC-0319-005-R1

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PC-0319-007-DC

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

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

President Strong welcomed representative to approach, state name and address.

Matt Howard 8425 Woodfield Crossing Boulevard Suite 100 W. President Strong asked for questions or comments. Mr. Zell asked if there were any significate changes from previous meetings. Mr.

Howard stated correct no significate changes.

President Strong stated all motions are in the affirmative.

Mr. Zell made motion to approve PC-0119-001-PD-R3. Mr. Russell second.

Mr. Russell-yes, Mr. Zell-yes, Mr. Martin-yes, Mr. Gary-yes, Mr. Schrumpf-yes, Mr. Diller-yes, Mrs. Burkhart-yes, Mr. Strong-yes.

5. New Business:

Docket # PC-0319-004-AG

Petitioner: Jay Trauring

Property Address: 0 East 231st Street, Cicero, IN 46034

A Minor Subdivision application has been submitted concerning article four (4) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide ten (10) acres into two (5) acre lots.

Nathan Althouse, Miller Survey 948 Conner St. Noblesville. Mr. Althouse representing Mr. Trauring, stated 10 acres track looking to divide in half, Mr. Trauring would live on one side, Sister-in-law would live on other side. Seemed straight forward, however after dividing did not meet the lot to width ratio. Filed plat and file with BZA at same time. Tonight, seeking contingent approval for plat knowing going to BZA for variance. Drainage was mentioned. Mr. Althouse stated have done an unbuildable block option in the past to meet ratio did not want to do that this time, thinking this is better option.

Mr. Zell questioned shared drive. Mr. Althouse stated yes, 50 x 50 ingress, once on property would split the drive. President Strong questioned a block on the plans. Mr. Althouse stated proposed barn positioning, for placement only.

President Strong stated public hearing required. President Strong gave housekeeping rules for public hearings.

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

Public comment:

Jeff Titus 4160 E. 231st street. Mr. Titus stated when built 10 years ago, lots were required to be 10 acres. Concern for splitting, area across is 80 acres and would be concerned that approval would mean a subdivision across from us.

Barb Newman-Scott 4004 E. 231st Street. What other covenants and regulations would be required as to size of home and barns, etc.? President Strong stated development standards and articles. Mr. Culp gave great detail on the development standards and covenants. Covenants are considered a private agreement. Mr. Taylor pulled up ordinance related items for review. Minor subdivision was questioned. Mr. Taylor and Mr. Culp gave definitions. Barn size was questioned. Mr. Taylor stated no size restricted in an AG district listed. Mrs. Newman-Scott asked where to get a

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PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

printed copy, Mr. Taylor stated on the town website, ciceroin.org. President Strong stated the other difference is the fifth lot becomes a major subdivision. Mrs. Newman-Scott asked about the 10-acre requirement, did it go away? When? Mr. Culp stated the confusion is what is our requirements or covenants of the area. This property is not part of that covenants area, so they are only under the Town/Jackson Twp. Ordinances. Property owners under the covenants can enforce the covenants for the area.

Mr. Titus stated when did it go away, there were strict rules on size and the 10-acre parcels, devalue property without a vote? Mr. Culp stated if 10 acres was part of covenants, only areas under the covenants would have to be compliant not adjacent areas. Discussion ensued. Mr. Culp stated ordinance could be approved, however the covenants still have to be followed unless all parties would agree.

Sam Scott 4004 E 231st concerned with long term effect of the septic/well systems.

Jeff Rice 4014 E 231st newest house is four years old, had to combine two lots to get to 10 acres. Questioning the 10-acre lot requirement, when did it change? Mr. Culp asked if ordinance or covenants. President Strong stated did not make any changes that he is aware of. Mr. Taylor asked where the 10-acre requirement came from.

Mr. Althouse stated the 1991 Hamilton county rule for county procedure for building on AG. Required 331 ft road frontage and 10 acres file for homestead. Procedure explained. Mr. Culp added discussion on County rules versus ordinance/covenants. Mr. Rice sounds like two different set of rules. Mr. Culp explained they get calls all the time for subdividing their property depending on size.

Ray Adler spoke about county rule and Township jurisdiction.

Mrs. Newman-Scott asked where the paperwork is to say the rules changed. Mr. Culp stated not saying the rules changed at all. Mrs. Newman-Scott asked who the body is that can deny this subdivision. Mr. Culp stated this board will here and then they are also asking for a variance which is a whole different process, to be heard next week at BZA.

Mike Thompson 7198 Oak Point Circle. Owners of property approx. 80 acres. Not on map there is a High-pressure gas main diagonal on this property. Wanting to make sure this line is aware of.

Mr. Althouse stated there is 100 ft. easement, the pipeline is throughout the county. There are subdivisions all along the pipeline. Mr. Althouse also stated the subdivision controlling ordinances is there and as long as they are met this board is obligated to approve the split. If added the lines to determine block a and block b and the ordinances would be met, the Board would be obligated to approve. The only way would be to change the ordinance.

Comment made-then you are devaluing my property.

President Strong asked for further comments. Hearing none.

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

Mr. Martin made motion to approve PC-0319-004-AG, contingent upon BZA approval for lot to depth ratio. Mr. Zell second.

Mr. Martin-yes, Mr. Gary-yes, Mr. Diller-yes, Mr. Schrumpf- yes, Mrs. Burkhart-yes, Mr. Zell-yes, Mr. Russell-yes, Mr. Strong-yes. Motion approved.

Mr. Culp stated if the group wanted to petition to change the ordinance, process was explained. Explaining that the laws are set and have to be followed. Question was asked about next week's meeting. Mr. Culp explained how the BZA works.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

Brian Ribbe stated he lives on the same street, looking at plans asking for the process to get placement moved on the property. President Strong and Mr. Culp both explained how to share concerns. Further discussion ensued on the 10-acre process; covenants attached to the deeds etc. President Strong stated many of the ordinances are also on line if anyone wanted to review.

Docket # PC-0319-005-R1

Petitioner: Alicia Alexander-Kiovsky

Property Address: 0 North Point Lane and 8203 E. 249th St., Arcadia, IN 46030

A Major Subdivision application has been submitted concerning article five (5) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide two adjacent lots totaling 48.67 acres into 15 total lots.

President Strong asked for representation to come forward.

Alicia Kiovsky petitioner 8203 E. 249st. Working with Wyatt Johnson at 48th Parallel looking to subdivide to have smaller lots. Working closely with all county departments to make sure plan was logical and the least amount of disruption to our neighbors.

President Strong asked if questions from board members. Mr. Zell asked for explanation on the road that is going down the property. Mrs. Kiovsky stated granted from HCC for this to be a private drive, given the number of lots we are required to go thru process like MI Homes. Mrs. Kiovsky went on to state County approved a gravel private drive since there would be minimal traffic. Mr. Zell asked Mr. Taylor about drainage concerns or septic. This is a major subdivision not like the last one, and there would be covenants. Mr. Taylor stated has worked thru the county, before any home is built soil testing, well, septic would have to be county approved. Mr. Taylor stated at TAC meeting, Jackson Township Fire Chief requested the road/drive be a certain width, with a turnaround for the ladder truck. She had agreed for this to be at her drive, verbally. Mr. Culp asked that TAC be explained. Mr. Taylor explained all the departments that are involved in a project, and the process. The TAC meeting is done prior to attending this meeting. Mr. Martin asked if drive was discussed. Mr. Taylor stated yes, fire dept asked for width, and did not have issue with material. Mrs. Kiovsky stated also agreement with county that it be homeowner maintained and could not petition the county for improvements. Maintenance would be via HOA fees for anyone purchasing a lot. Questions raised on home placement; monitor was used to assist with properties discussed. Mr. Zell asked what size and price of homes would be proposed. Mrs. Kiovsky stated have to meet R-1 standards which includes 2600 square footage above ground. Compared to other homes on Point Lane, they would not get building permits based on size. Mr. Zell stated struggling with the road, not being hard surface. Mr. Zell questioned the Hamilton county Commissars approved a gravel drive. Mrs. Kiovsky stated approved a private drive. Mr. Dave Lucas, with Hamilton County Highway spoke to this issue standards would cost approximately \$500,000 due to size. Mr. Lucas stated Mrs. Kiovsky appealed to HCC and was granted a variance to construct as desired, with documents concerning maintenance. Mr. Zell continued with a major subdivision, his concerns with a gravel drive leading to homes, expressing non-approval. Mrs. Kiovsky stated the dream of this is a sibling compound,



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

expecting 4-5 homes not at capacity subdivision, co-parenting kids. Mrs. Kiovsky stated the traffic would not be as extensive as other subdivisions.

President Strong asked if other comments from other board members. Public hearing required.

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

President Strong asked everyone to remember the housekeeping rules and asked if anyone wanted to speak.

Alice O'Brien 26 Point Lane, 1. This is the plat, first thing there are two lot tens. Monitor was used. Top right and third one down is both listed as number 10. 2. The request is for lots 2 and 3 to be developed. Lot one is in the corner, lot three is next over, according to drawing there is no work to be done. Don't see where lots 2 and 3 are being developed, creates problem of not seeing what is being developed. 3. Was told no trees were to be taken down, yet if lots are to be built upon trees would need to be removed.

Mrs. O'Brien continued stating if there are to be 4-5 homes why not draw the plans to reflect what you need and not the 11 lots requested. Speculated that many would not be there if only 4-5 homes. Picture given of Point Lane, stressing the size difference of the existing and proposed lots. President Strong stated for clarifications some of the lots are 1.6 acres which is similar to the proposed. Mrs. O'Brien then stated she was confused about how the County could grant a variance over this Board, and their role. Such as the gravel drive, stating Hamilton county overrode the ordinance. Mr. Culp stated that is not the case, they have approved the road tying to a county road but not being a county road. Approval must come from both County and this Board one does not guarantee approval from the other regarding the ordinances. Mrs. O'Brien stated according to the Comprehensive Plan this area is supposed to stay rural as the plan for Jackson Township. When was this changed and why were property owners not informed via public notice?

Mr. Culp stated he did not believe it was as notifications are based on private property or public. President Strong addressed one comment; the Comprehensive Plan does not state this is to be rural. The plan states to remain agricultural and if refer to future land uses for this area from the last two comprehensive plans, definitions are low to medium density housing. President Strong stated this plan qualifies as low density based on ordinances. President Strong stated he didn't know when all was changed but plat was done in 1975, Point Lane at one time was denser 15000 current is 45000 sq. feet required. Mrs. O'Brien stated while she feels "she" has dotted all the l's and crossed the t's and this will get approved, they will all be there when tries to get the variances because it is not right for Point Lane. President Strong asked why she felt that way.

Mrs. O'Brien stated it is too squished together. Rest of the homes open onto Point Lane in the sub-division and this is not like the rest. What is to keep Beck's or Seventh Day Adventist from selling and putting homes close together. If this goes through, changing of the ordinance to required larger lots to prevent this from changing from rural could be next.

Brian Scott 7911 E. 249th



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

Being a major subdivision biggest concern is drainage. Trying to understand the timeline for major subdivision. President Strong stated could decide tonight or if more time is needed to review, the Board could continue. Mr. Culp stated as far as drainage is concerned, that is up to the County and the surveyor, independent of this Board. Recommend concerns be taken to the surveyors. President Strong and Mr. Taylor added there were changes by the county for drainage.

Wyatt Johnson 3646 Beach Blvd. Surveyor for petitioner was asked to speak. Drainage is still in process with the drainage board. Agreed to make revisions and getting back to Andy Conover with the Drainage Board.

Peter Freeman 4 Point Lane, concerns with lot sizes, for keeping the historical standards of Point Lane. Mentioned the gravel road and the impact on the standards of the homes that may be done. Concerned for the future of a gravel road maintenance. Concern for mass mailbox and congestion. Concern for drainage and standing water in lots 15 & 16. Septic systems for smaller lots also a concern. Also, additional wells and water levels. Concern for old dump on the property and the impact of this. All adding to the resell value of existing homes in the area.

Charles Bowman 91 Point Lane, Aesthetic value of the gravel drive and the concern for draining. Property floods in moderate rain, already replaced tiles on his property due to draining issues. Don't feel enough is being done.

Paul Gibson 5 Point Lane, Drainage is major concern. Expressed concern for the current system without more homes.

Jim Williamson 38 Point Lane, most items have been addressed however against the gravel road-30 years old, however if approved recommend a hard surface approach to Point Lane. 46 homes, plenty of room to have another drive. Concern for the future, if another developer would come in. 45 other homes suffer for one family gain. President Strong stated even if someone else would come in the ordinances are still there and they would have to come before the board. Mr. Williamson added the tax dollars appeals to some because wheat field isn't adding anything.

Wyatt Johnson 3646 Beach Blvd. To address a couple of things. Confusion on how many trees would come down, necessary trees for home, drive, septic but surrounding area of trees would remain, and others planted back after homes built. Cost of the road why they wanted to keep low. Mr. Johnson stated keeping in the family so not like other developments with many homes to share the cost of road. Flooding was stated, not arguing that there is ponding and standing water, but would not consider it flooding. The water is running off the land. Also, Alicia has mentioned that a few years down the road after family has settled, and there is a few more homes to feed then would look at paving so costs are shared. Maybe a resolution to concerns about

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PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

paving could be, a condition for paving in the future. President Strong asked if spoke to the developer about that solution. Mr. Johnson stated yes.

Ann Bowman 91 Point Lane, appreciate everyone doing their research. Drainage is a concern, there is flooding in that lot, standing water, it is a big issue for her property. Field drains into small creek in front of her property which floods. Also, discussion is on 11 homes, but there are 15 lots being proposed. So, there could be 15 homes there if granted. Feels it is great that family would be together but nothing to prevent them from selling property to someone else. Thirdly, concerning the trees and aesthetics there is nothing to require them to plant trees. In a neighborhood they have lots with diagram where trees would be planted. Mrs. Bowman asked if this is the case. Mr. Taylor shared the minimum requirements per ordinance. Mrs. Bowman stated her concern is that items that are not required. President Strong stated covenants would cover many of the items that are being discussed, such as plantings, mailboxes, etc. Mrs. Bowman asked going forward how would any of the neighbors know about these things, variances. President Strong explained the notice process for any variance request. Mrs. Bowman asked specifically about the drainage. President Strong stated no that would be the drainage board to approve. Mr. Culp explained further the differences. Explaining the drainage board has own set of rules to deal with, but public.

Brian Scott 7911 E. 249th St. Mr. Scott stated what would keep them from changing covenants. Mr. Culp said covenants could be changed however can not change items that are condition of approval.

Charles Bowman 91 Point Lane Shared his experience about HOA and voting on changes. Suggested keeping the subdivision to six lots that the family would use. Would help many people that are here? Concern in future if can not sell lots, would bring in another developer that would further divide the lots because approved.

Alicia Kiovski 8203 E 249th St. Petitioner. While there are 15 lots, there are three existing lots. Regarding the covenants, still required to meet the requirements of the original subdivision as well as meet the current standards which will mean homes will be bigger than original and all R-1 standards have to be met. Regarding Point Lane there are 23 drives which are gravel, one that services four homes. There is other gravel approved in the area, approx. 5. Maintenance can be controlled.

Jeff Sowers 28 Point Lane questioning items like garbage cans and how Waste Management handles. Would 12 garbage cans have to be avoided. Mr. Culp stated they will go on private drives.

Alice O'Brien Other homes that have gravel, that is one home per drive. The other one that is four, they are not crowded.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

Jim Williamson 38 Point Lane. Are they going to be required to do side work, retention pond?

Wyatt Johnson-Surveyor for petitioner. Seems concerns of many would be alleviated by the ordinance that requires 2600 of wooded area for house, which is approx. a \$300,000 home. Not too many people that would put up with items that have been a concern when they are spending that much. Mr. Johnson used the monitor to discuss drainage rules and current plans. Discussion ensued.

Mr. Culp stated they will not allow them to piecemeal the project. They have to do the overall drain work and then each home ties into the system when built. Mr. Johnson then explained the financial obligations regarding the bonding of the infrastructure. Mr. Culp explained further this process.

Brian Scott 7911 E. 249th. Question for Mr. Johnson how the water gets pushed out to the drain going across the road. Discussion ensued, unable to follow who was who.

Charles Bowman 91 Point Lane expressed the concern that it isn't all about this property draining but the draining from Seventh Day Adventist and Becks property that flow to this area causing significant flooding.

Mrs. Marshall 81 Point Lane, concerned for drainage, however, question is around legal notice from March 29th. Legal notice read stating homes would be done before 2024. Mrs. Marshall questioned does this mean all homes will be done by that time. Mr. Johnson stated IDEM enforces ruling, scheduled is the key word to the notice. Mrs. Marshall is concerned that all homes have to be done in five years. Mr. Johnson stated the rule is for five years, they take the five years and it may need to be renewed at that point if homes are not done. Mrs. Marshall stated she is also very concerned about drainage around her land.

Alicia Kiovski petitioner-stated at least half of the west side drainage will be redirected to the lake. Explanation ensued. Mrs. Kiovski stated the plan is not her plan, but a plan provided to her for proper drainage from the drainage people/board.

Mr. Zell questioned if we have a completed drainage plan tonight. Answer was no.

Mr. Johnson stated Preliminary plan is here, concept plan and next month would have completed plan.

Mr. Bowman asked if drainage board determined a pipe was undersize would developer be required to replace with larger drain pipe. Mr. Culp answered it would be up to the drainage board, detail given, ending with any changes that are done in moving water would have to get the county to sign off.

President Strong asked if others that had not spoken, wanted to speak. No further public comments.

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



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

President Strong asked if questions from the Board members. Mr. Zell expressed his concern for drainage plan contingency, for frontage road. Mr. Zell also questioned a lot frontage variance would also be required. Mr. Taylor shared before the BZA would be variance for subdivision to have 11 lots to have access to road. Mr. Taylor stated that would be not until May. Mr. Culp suggested adding requirement for time completion date for road paving or percentage of homes completed.

Discussion ensued around bond and recording with deed, covenants. Mr. Culp recommended adding required to attach to deed. President Strong asked petitioner if thoughts for paving. Mrs. Kiovski stated prefer the percentage route to spread the costs to more than one home. Mr. Russell suggested 70% of the homes. Discussion ensued. Mr. Zell stated based on past experience he preferred a time frame. Mr. Culp stated whether time or percentage, they could come back to seek modification. Mrs. Kiovski stated a five-year time frame if only one home, it could match the other gravel homes in Point Lane.

Mr. Martin asked about septic. Mrs. Kiovski stated every lot would be contingent of soil testing for site specific before building permit would be issued. Mr. Martin asked about trash and mail box have those things been discussed. Mrs. Kiovski stated she has been told she does not have a say on placement of mailboxes etc., however she is the only one currently there. And Mrs. Kiovski mentioned the trees on one side positioned to not hinder the visibility. President Strong asked if consideration had been given to paving the right a way. Mrs. Kiovski stated not a concern. Mr. Martin asked about covenants. President Strong questioned some small tweaking that may need done to the covenants, otherwise very detailed. Mrs. Kiovski stated not filed for that reason, figured there would be some, but intent is to follow R-1 ordinances and standards. Mr. Taylor pointed out that Rule 5 permit has standard that requires construction road. Discussion on rules for construction road, to prevent dirt ensued. Mr. Zell stated again, this is a major subdivision and the road should be paved in his opinion, if that is a time frame but should be paved.

President Strong clarified that this would not be on the BZA docket until the May 16th date, for those in the public that may be interested.

Discussion on possible conditions.

Mr. Russell made motion to approve PC-0319-005-R1, contingent upon BZA approval of lot frontage and completed drainage plan and paved private drive with 70% of lots are developed accessed by private drive. Mr. Martin second.

Mr. Diller-yes, Mr. Schrumpf-no, Mr. Zell-no, Mrs. Burkhart-no, Mr. Russell-yes, Mr. Martin-yes, Mr. Gary-yes

Mr. Strong-yes. Motion carries 5-3.

President Strong stated motion carried, and petitioner can move forward. President Strong stated still a lot of work to be done, primarily as related to compliance with ordinances.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

Docket # PC-0319-006-R5

Petitioner: Troy Ferguson

Property Address: 139 North Peru St., Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 of the Cicero/Jackson Township Zoning Ordinance regarding the construction of an additional accessory structure, Painting of an existing structure, and construction of a swimming pool.

President Strong stated no public hearing needed. Petitioner please address the board.

Troy Ferguson 139 North Peru St. Cicero. Originally submitted package for garage and swimming pool. Mr. Ferguson stated looking to make this a summer home, so after discussion only looking to add swimming pool. Pictures handed out. President Strong asked for clarification. Mr. Ferguson stated live in two story, use front home as a pool house and storage. Mr. Taylor shared initial plan details. Mr. Ferguson also gave history of Gas America lot and more that can be done in the neighborhood. Gas line has been moved and electric has been buried. Fencing will be aluminum looks like iron. Mr. Russell asked if landscaping for front. Mr. Ferguson stated perennials and kitchen garden behind fence. Mr. Russell stated trail expected in the area. President Strong questioned the perennials in front if being tall. Mr. Ferguson stated would not be low. President Strong stated would not like to see sunflowers and such. Mr. Ferguson stated he knows he gets carried away. Mr. Martin asked for more detail than the handout. Mr. Ferguson asked plants? Yes. Mr. Ferguson stated has to get pool in first. President Strong stated perhaps we look at this differently and review the pool aspect with landscaping plan to be reviewed at later date for approval. Mr. Russell cited an example on 236th street.

Mr. Taylor asked if permit could be done without whole package. President Strong stated let's talk about pool, color of house, fence, and signage, with review of landscaping plan at later date.

Mr. Ferguson stated house will be the dark gray, fence black, and the privacy fence stained gray to match the existing house fence. President Strong asked if having signs. Mr. Ferguson stated getting out of sign business but has lots of signs. Mr. Ferguson the sign hanging on the building has history, stated he knew he gets carried away, colors etc. Mr. Taylor stated those are all aesthetic review items.

Mr. Zell stated struggling with project, downtown area that is very visible, very prominent, plan is not complete. Think we should table until something more refined is presented. Mr. Ferguson questioned if the neighborhood has been reviewed lately. Mr. Zell asked that Mr. Ferguson understand there are guidelines that need to be followed. President Strong verified that there would be only one light. Mr. Ferguson stated no only the one light in the pool. Mr. Zell stated the pool, and the required fencing, as well as the pool house colors was ok, with working with Mr. Taylor to approve the landscaping plan prior to being installed.

Mr. Zell made motion to approve PC-0319-006-R5, partial approval of aesthetic review for pool install, pool house colors of existing gray, and fencing to be installed. Approval of landscaping plan to be reviewed and approved by Mr. Taylor with landscaping plan to be done with next 60 days. Mr. Russell second.

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CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

Mr. Russell-yes, Mr. Diller-yes, Mr. Zell-yes, Mr. Schruppf-yes, Mr. Gary-yes, Mrs. Burkhart-yes, Mr. Martin-yes, Mr. Strong-yes. Motion passed 8-0.

Docket # PC-0319-007-DC

Petitioner: Town of Cicero Façade Improvement Program

Property Address: Various Downtown Buildings

An Aesthetic Review application has been submitted concerning Article 5 of the Cicero/Jackson Township Zoning Ordinances regarding the Town of Cicero Downtown Façade Improvement Program.

President Strong stated tonight looking at signs and colors. President Strong stated before going too far, one item this started as a 12-month project. With grant issues, now a six-month project, have asked for signs and colors to be done tonight will come back for awnings and such. President Strong stated it has gone thru state design release so has been reviewed and approved.

Jeff Cowser, Architect of record 3202 Meridian St. Indianapolis. Mr. Cowser will address by page in packets, one per address. Awnings are included as well as color swatches for buildings.

10 West Jackson, Awning over side ADA entrance, no writing on fabric. Replacing front doors, almost black color called dark ash.

Mr. Russell asked if satellites will be staying. Unknown not part of scope of work. President Strong stated allowed in ordinance, but something we can talk about as a board in the future.

30 West Jackson replace the second story windows filling the actual openings, dark ash colors, painting third story windows, replace awnings where they are with logo to match 10 West.

40 West Erika's Place, new windows w/black frame, new doors with real wood stained, two awnings over doors, triangle metal frame with black fabric, no new signage, second story windows replaced with increase in size to become the original size. Replacing upper with hardy panels which will be black. Colors will remain similar.

64 annex to Sullivan's Hardware, quite a bit of work. Roof, mansford roof gone, neutral tan color, new windows and doors, would like flat metal awning in dark bronze.

90 West, major changes, mansford roof gone, brick opened up, windows, panels of hardy board. No awning needed color would be dark gray. Signage would need to come to Board when business is determined.

110 West Jackson bricks steps being replaced with limestone, iron railings, black iron Juliet balconies will be brought back, the awnings will need to be lowered a bit. Discussion on the balconies and they may need to go away due to other costs. Mr. Zell asked if awnings being lowered are even with the adjacent awnings. Appears so. Mr. Russell asked if all awnings could have signage on them. President Strong stated they would need to come back for review/approval.

President Strong stated if the board so desired we would give them approval to do or not do the balconies based on further financial decisions.



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

120 West Jackson Colonial addition is removed, brick arches over the openings added, new windows, trying to go with two color palette, bronze and tan. Question raised about sign allowance. Sign presented. Mr. Russell asked if lit. Mr. Taylor 20ft above ground so that is ok. Sign would be internally lit. President Strong stated corporate sign has gotten very strict with standard sign for Edward Jones.

1 West Jackson restoration, and repainted white.

47 West Jackson Gymies, new flat metal awnings over front and side entrances and new sign. Side on west side of building does not change. President Strong stated may come in future to update the side sign. This would be a lighted sign on the front. Only the letters.

99 West Jackson cast iron columns coming back with mansford roof changed. Hardy panel above the new windows and below. New upstairs windows and front doors. Color palette iron medium bronze, panels brick red, new sign in existing light box, changing the acrylic panels. Mr. Taylor stated considered maintenance.

109 West Jackson mansford roof, cut off for clean line and eliminated the cedar shakes. New doors, dark bronze. No signage.

President Strong asked for color palette to be passed around.

Mr. Russell questioned the internal lit signs. Prefer a white sign versus internal lit sign for downtown areas, if going back to the way it was the internal lit signs stand out. Discussion ensued around inconsistency. Mr. Schrumpf brought up others that didn't participate would still have their own signs. Mr. Cowser stated the sign vendor used the town ordinance for what was allowed he believed.

President Strong stated been discussing with Mr. Taylor consistent signage for neighborhood commercial for faster approvals. Looking to bring that to the Board in the near future. Discussion on this subject.

Mr. Schrumpf made motion to approve PC-0319-007-DC with provision that Juliet balconies can be an owner option based on costs. Mr. Zell second. All present in favor.

Recording stopped.

6. Plan Director's Report: Enclosed in your packet.

7. President's Report: President Strong thanked everyone for doing their due diligence and staying on course.

8. Legal Counsel's Report: No comments.

9. Board Member Comments: No comments.

10. Next Planned Plan Commission Meeting: May 15, 2019



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0119-001-PD-R3

PC-0319-004-AG

PC-0319-005-R1

PC-0319-006-R5

PC-0319-007-DC

11. Adjournment: Mr. Russell made motion to adjourn. Mr. Zell second. All present in favor.

President: 

Secretary: 



















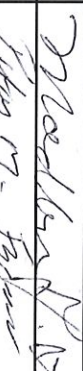




Date: 

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Cicero/Jackson Township Plan Commission

04/10/2019

NAME	ADDRESS	Signature
Alicia Kinsley	8203 E. 24th St.	
Jim Alexander	94599 Point Ln.	
Lucas Alexander	33000 Point Ln.	
Remedios Rodriguez	30 Point Lane	
Herman Rodriguez	" "	
KUDT BANDER	39 POINT LANE	
David Lucas	1700 S. 10th St Noblesville - Hamilton County	
Tina Marshall	81 Point Ln	
Candleberry	71 Point Lane	
MRS THOMPSON	7198 OAK Point Circle, Noblesville 46062	
Sarah: Jason Morhouse		
Bruce McLeod	16 Point Lane Paradise IN 46030	
Don & Elaine Belin	5 Point Lane	
Paul & Linda	38 Point Lane - Cicero	
Sheryl & Jeff Ties	4160 East 231st Street Leola, MD 46034	
Sam & Barbara Scott	4004 E. 231st Cicero 46034	
John & Kristin Kile	4715 E 231st St Cicero 46034	
MILC ETC HADON	4598 E 231st CICCRO	
Maureen Steeman	4 Point Ln Cicero 46030	
John M. Steeman	4 Point Ln Cicero 46030	
44244 THOMASON		
MATT HOWARD	8425 WOODFIELD DR STE 100W	
Brian J Scott	7911 E. 24th STREET	
More space available on the back		

NAME	ADDRESS	Signature
B, L O'Brien	26 Point Ln	<i>[Signature]</i>
W. J. O'Brien	555 Market Rd. Tipton	<i>[Signature]</i>
Alice O'Brien	26 Point Ln	<i>[Signature]</i>
JANICE JANITZ	24582 Point Ln	<i>[Signature]</i>
JEFF DAVENPORT	28 Point Lane	<i>[Signature]</i>
Chuck Speckhard	15 Street Ave	<i>[Signature]</i>
Jay Teauring	922 Rosalind Place Carmel	<i>[Signature]</i>
Brie Houliday	2000 W MOSES DR CLEMO	<i>[Signature]</i>
Ann Bowman	91 Point Lane	<i>[Signature]</i>
Charles Bowman	91 Point Lane	<i>[Signature]</i>
Lamar & Jean Reinhardt	6 Point Lane	<i>[Signature]</i>
BOY PERUSA	289 Spear CLEMO	<i>[Signature]</i>
Jeff Mear	41014 E. 231st ST	<i>[Signature]</i>
West Co. West	831 N Park Avenue Tipton IN	<i>[Signature]</i>
Bernie Hebe	31 Point Lane	<i>[Signature]</i>

44 Appenders signed in