



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC# 0619-013-NC / Pisano

PC# 0819-017-AG / Kirtley

PC# 0819-018-AG / Evers

Plan Commission Meeting Minutes

September 11, 2019 7:00 p.m.

Roll Call of Members

Present:

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

Absent:

David Martin

Marc Diller

1. **Declaration of Quorum**: President Strong declared a quorum with seven of nine members present.

2. **Approval of Minutes**: Mr. Zell made motion to approve minutes from August 14, 2019 as presented. Mr. Russell second. All present in favor.

3. **Public Comment**: President Strong invited public to speak on any item not on the agenda. No public comments.

President Strong stated would be adding agenda item under old business, secondary plat for James Steckley property located at 9590 E. 266th St. Arcadia. Will be discussed after first item on agenda.



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4. Old Business:

Docket # PC-0619-013-NC

Petitioner: Gino Pisano

Property Address: 370 South Peru St. Cicero, IN 46034

Partial Aesthetic Review regarding drive and parking area.

Mr. Zell made motion to untable PC-0619-013-NC. Mr. Schrumpf second. All present in favor.

Gino Pisano 370 So. Peru St. Cicero. Mr. Pisano explained the lot to the back part of building has fence line and additional lot. Mr. Taylor discussed the plan regarding the fence line will be removed south by nine feet which will create parking area. Creating six parking spots. There are three without obstructing the parking or utilizing the street parking. The lighting would be on side and back. Shops would be closed at 6 p.m. Lighting front, sides and back corners as well as both sides of fence. President Strong asked if discussed screened lighting to prevent bleed over to the neighbors. Mr. Pisano stated yes, and discussion of other lot but do not feel needed. Mr. Zell asked if blacktopped. Mr. Pisano stated yes. Mrs. Nelson asked if ingress-egress was to the north and why angled parking. Mr. Pisano answered yes to the north and to be able to back out and turn around easier, like to leave other area open (monitor used). Mr. indicated by end of October building and if approved parking lot should be done. President Strong verified drive was 20ft.

Motion made by Mr. Zell to approve PC-0619--013-NC both the drive and lighting plans. Mrs. Nelson second.

Mr. Gary-approve, Mr. Zell-approve, Mrs. Nelson-approve, Mr. Schrumpf-approve, Mrs. Burkhardt-approve, Mr. Russell-approve, Mr. Strong-approve. Motion passed.

President Strong asked Mr. Althouse to approach about the additional item on the agenda. Mr. Nathan Althouse, Miller Survey approval of primary plat last month and need an additional approval on the secondary plat. Adding to the right a way, so information presented will



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adjust a small amount. Mr. Zell clarified that seeking a secondary major plat even though is listed as minor. It is a major plat review. Discussion on standards and covenants process.

Mr. Zell made motion to approve PC-0719-016-AG for major secondary plat with modification of right away. Mr. Russell second. All present in favor.

5. New Business:

Docket # PC-0819-017-AG

Petitioner: Christina Kirtley

Property Address: 21992 & 22056 Cammack Road, Noblesville, IN 46062

A Minor Subdivision application has been submitted concerning article four (4) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide thirty-six and thirty-four hundredths (36.34) acres into five (5) separate parcels.

Nathan Althouse, Miller Survey, representing Christina Kirtley. Property sits on two parcels located at 226th and 216th wanting to take parcels and divide into four additional lots for custom home building. Discussion on location and split of properties, existing home on parcel 1. Lot 2 would be approx. 6 acres, Lot 3 would be approx. 10 acres, transmission lines divide and the last two lots are created with Lots 4 and 5 being 8 acres each. Lots 2 and 3 would share a drive and Lots 4 and 5 would share a drive. Discussion of area now having custom home farms with possibility of animals. Lot depth to width ratio is the concern. Mr. Althouse added slated next week for BZA approval.

President Strong asked why lot one and lot two do not share a drive. Mr. Althouse stated 2&3 share, creating four new lots and sharing two drives. Discussion on distances between drives. President Strong stated 450 between drives is required or a variance is required. Mr. Althouse did not feel it was an issue or to move.

Mr. Schrumpf made motion to open public hearing for PC-0819-017-AG. Mr. Zell second. All present in favor.

President Strong asked if any public wanted to speak to this docket please step forward and give name and address for the record.



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Mr. Mott 5440 E. 266th St. Asked if any minimums on size of home attached. President Strong answered the ordinance has minimum requirements can't speak to covenants. Mr. Althouse stated covenants can include restrictions regarding modular and/or temporary housing. Can commit to adding that item. Also question asked if lots four and five could be subdivided again. President Strong stated they would have to go thru the process again and seek approval. Mrs. Kirtley added this is why going thru the process wanted to control the size of lots. Didn't want to do 10 acres that could easily be divided again. Mrs. Kirtley also added that Jackson Township standards are very high and will be adding covenants to protect further. Christina Kirtley 22100 Cammack Road.

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

President Strong asked for further comments. Mr. Russell clarified what area was being discussed for drives. President Strong stated the existing Lot 1 area.

Mr. Zell clarified that the motion would be contingent upon BZA approval, and the motion should include the moving of the drive. Mr. Zell stated comfortable if had to be 450 or seek variance. President Strong stated covenants can be part of approval of secondary plat by Mr. Taylor.

Mr. Zell made motion to approve PC-0819-017-AG contingent upon BZA approval of lot to depth ratio variance, drives to be 450 ft apart or variance sought, and covenants to be reviewed by Mr. Taylor as part of secondary plat approval. Mrs. Burkhardt second.

Mr. Schrumpf-approve, Mr. Zell-approve, Mrs. Burkhardt-approve, Mr. Gary-approve, Mrs. Nelson-approve, Mr. Russell-approve, Mr. Strong-approve. Motion carries.

Docket # PC-0819-018-AG

Petitioner: Jason Evers

Property Address: 26279 Anthony Road, Arcadia, IN 46030

A variance request application has been submitted concerning article 4.2 of the Cicero/Jackson Township Subdivision Control Ordinances in order to: allow separate



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drives for the first two (2) lots of a minor subdivision, Whereas; Article 4.2, f states "The maximum number of road cuts in a minor subdivision shall be two (2) where three (3) or more lots are adjacent to one another. The first two (2) adjacent lots must share a common driveway and shall be entitled to one (1) road cut, and the remaining lot(s) shall be entitled to one (1) road cut and shall, if there are two (2) remaining lots, share a common driveway."

President Strong explained to public this docket would not be heard or tabled this evening.

6. Director's Report: President Strong stated in your packets. Making progress regarding revenue, largely due to the M/I Homes and the school projects. Code enforcement continues to be addressed.

7. President's Report: President Strong stated while not on the agenda, would like to address some items under president's report. Starting with legal notice mailings, currently done by certified mail and signature card is returned. Info has been shared that the Post Office can certify the mailing without the signature card. Discussion ensued. Mr. Culp will research how the courts are accepting.

Enclosed accessory structure is description discussed. Removing the word enclosed was requested. Everyone answered affirmative. Mr. Russell expressed concern for AG area, using parking in grass as example. President Strong stated did not know specifically if an issue for the AG areas. Will review.

Parking Requirements is a big topic. In reviewing the ordinances, we have a lot of items that come to BZA because of parking requirements. Current proposal would only include Downtown Commercial or Jackson St. Discussion on how to not hinder business growth. Mr. Russell discussed HWY 19 as example versus side streets. Mr. Schrupf stated he like to keep requirement however allow Plan Department to waive the requirement. Mr. Culp stated needs to pair with plan for parking which would be a Town Council issue. Mr. Russell stated zoned an area that have no control over parking. Discussion ensued. Mr. Russell stated contacting INDOT may be needed. President Strong stated is not a parking problem but a walking issue. Parking signs being worked on. Second issue is the larger businesses that may



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take a lot of parking places due to number of customers. Example insurance vs bakery. Mr. Schrumpf asked about the old utility building lot and paving. President Strong stated not speaking for council however, there are possibilities but looking at how to fund. Discussion on area parking lots. President Strong asked if square feet and number of employees could be used to allow street parking. Mr. Culp stated yes could use verbiage to allow. Mrs. Nelson used a Noblesville example leading to a customer versus employee parking discussion. Also discussed enforcement. Discussion also on existing public lots and education of the public of those lots. Safety discussed for crossing the busy areas of Cicero. Mr. Schrumpf raised question if dedicated cross walks can be done on town roads. Mr. Culp explained that on town roads there were many options. President Strong shared information regarding crosswalks and compliancy. President Strong asked everyone to get thoughts together around parking as it will be revisited in future meetings.

Last topic is short term rentals. President Strong stated have to be careful but can be regulated but have to allow them. State statute allows. Ordinance example from south discussed. President Strong asked how members wanted to proceed. Mr. Russell discussed how it has been controlled in other communities and difficulties incurred. Mr. Russell stated currently only four Airbnb's in Town limits, three being on the water. Mr. Schrumpf discussed options on limiting number of days, etc. Mr. Culp did not feel this was an option. How government and technology work against each other in controlling this. Discussion on how short-term rentals work and impact on community. President Strong stated sounds like the group did not want to go further on short term rentals.

President Strong summarized that group would discuss Architectural Standards and Aesthetic Review next month. Examples of roof pitch and extending the aesthetic review district. After that to look at the standards for the AR District. Mr. Russell has information that he would share around some of the history and the names of neighborhoods or districts. Mr. Zell and Mrs. Nelson, Mr. Schrumpf expressed interest in this information.

8. Legal Counsel's Report: No report.

9. Board Member Comments: Mr. Zell discussed the Boathouse and their outdoor freezer; painting was the solution? Or is it still pending. President Strong stated it is still pending,



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the freezer and some other ongoing items. Mr. Zell discussed the parking lot on the south side of 19th and the several times has been warned of violation. Mr. Zell mentioned trash containers being in place for a long time, construction containers, area off of Buckeye. President Strong stated there is a time limit as part of the ordinance. Mrs. Burkhardt expressed concern for the billboard off 236th and 31. President Strong stated the land was purchased by the State and will reach out to see if that could be taken down sooner. Mr. Zell asked about the Street Dance and what would be blocked off. President Strong stated corner of Byron to corner of Cicero Pool and Short Street. Town website was discussed, down for over a week. Mr. Zell stated July seemed to be the latest updates. President Strong stated had a major issue and will follow up.

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

11. Adjournment: Mrs. Nelson 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

