



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC# 1019-020-NC Iris Rubber
PC# 1019-021-PD-R3 M I Homes
PC# 1019-022-NC TerraFerma LLC
PC# 1019-023-NC Stan Widows

Plan Commission Meeting Minutes

November 13, 2019 7:00 p.m.

Roll Call of Members

Present:

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

Absent:

Liz Nelson

1. **Declaration of Quorum:** President Strong declared a quorum for tonight's business.
2. **Approval of Minutes:**
Mr. Russell made motion to approve Minutes from PC Meeting: October 13, 2019. Mr. Zell second.
All present in favor.
3. **Public Comment:** President Strong invited the public to speak on any items not on the agenda. No comments.
4. **Old Business:** Nothing Pending



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5. New Business:

Docket # PC-1019-020-NC

Petitioner: Iris Rubber

Property Address: 10 East Jackson St., Cicero, IN 46034

An Aesthetic Review application has been received regarding signage.

President Strong asked if anyone present or if Mr. Taylor was speaking on his behalf. Mr. Taylor explained that he could update, the owner of Iris Rubber had contracted with a sign contractor, painted white letters on the side of the building, then took it upon himself to add the raised red letters. At this point it became Aesthetic Review situation due to changes and not just maintenance. President Strong stated can wait on petitioner or have discussion, does not require public hearing. Brief discussion. Mr. Zell asked if the only item was the sign. President Strong stated that was all. Mr. Martin clarified that this started with repainting.

Mr. Russell made motion to approve PC-1019-020-NC. Mr. Schrupf second.

Mr. Russell-approve, Mr. Martin-yes, Mr. Gary-yes, Mr. Diller-yes, Mr. Zell-yes, Mr. Schrupf-yes, Mrs. Burkhardt-yes, Mr. Strong-yes. Motion passed.

Docket # PC-1019-021-PD-R3

Petitioner: M I Homes of Indiana, LP

Property Address: 236th and Tollgate Road

A Major Subdivision Replat application has been submitted concerning article five (5) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Amend the primary major plat of a portion of section three (3) of the Tamarack subdivision. The purpose of this replat is to allow the change from single family homes to duplex homes in this section.

President Strong questioned petitioner did not meet legal notification requirement. Mr. Taylor confirmed that publishing deadline was not met. President Strong indicated motion to table was needed.

Mr. Russell made motion to table PC-1019-021-PD-R3. Mr. Diller second. All present in favor.

President Strong verified plan to attend next meeting in compliance. Mr. Taylor stated expected in December.



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Docket # PC-1019-022-NC

Petitioner: TerraFema, LLC

Property Address: 90 North Peru Street, Cicero, IN 46034

An Aesthetic Review application has been received regarding building facade.

President Strong welcomed petitioner to address the board.

Joseph Lese 5915 N. College Ave, Indianapolis. Proposal is to enhance the façade of the building at 90 North Peru. Keeping siding the same, adding brick, change out the windows and doors, also update the landscaping. Photos shared. Adding a felt canopy, south side being dressed up. Details given using monitor for landscaping and individual items. On northside entertaining a mural option. On rear only painting the doors. Mr. Lese went on to state the signage is concept and the lighting package as well would need to come back once decided.

President Strong asked Board members for any questions. Mr. Russell asked on the south side, the materials used, is there a reason not to wrap the back. Mr. Lese clarified using the monitor. Mr. Zell questioned coming back for lighting and signage, even though aesthetic review includes. Mr. Lese stated that is correct. Mr. Martin asked if mural was what was being considered. Mr. Lese stated taken off internet but tying into the water. Mr. Russell expressed his willingness to help with that, connections with Nickel Plate Arts. Mr. Zell asked what type of business.

Dyann Jones. Answer was type of medical. Mural is TBD, as we are looking at signage package.

President Strong stated mural can be the Welcome to Cicero, however, cannot be signage for products.

President Strong also stated Mr. Russell would be a good resource for the mural options. This also does not require public hearing as it is Aesthetic Review.

Mr. Zell made motion to approve PC-1019-022-NC for the building façade and materials. Mrs. Burkhardt second.

Mr. Martin-approve, Mr. Gary-approve, Mr. Diller-approve, Mr. Zell-approve, Mr. Schrupf-approve, Mrs. Burkhardt-approve, Mr. Strong-approve. Motion carries.

President Strong reminded to contact Mr. Taylor about the signage and lighting and complimented the plan.

Docket # PC-1019-023-NC

Petitioner: Stan Widows

Property Address: 369 East Jackson St., Cicero, IN 46034

A Rezone application has been submitted concerning article 13 of the Cicero/Jackson Township Zoning Ordinances in order to: Rezone a property currently zoned as "NC" Neighborhood Commercial to a "C1" Commercial zoning.



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President Strong verified that notices were not in time. Mr. Taylor stated notices were mailed out however publishing deadline was not met.

Mr. Zell made motion to table PC-1019-023-NC. Mr. Martin second. All present in favor.

Docket # PC- 1019-024-PD-R3

Petitioner: Arbor Homes

Property Address: E. 235th St., Cicero, IN 46034

Planned Unified Development introduction/exploratory discussion.

Petitioner understands that no official action will be taken at this time. Therefore, no need for a public hearing.

Paul Munozé-with Arbor Homes 3505 Tallyho Dr. Here to give overview of project and what Arbor Homes represents. Mr. Zell asked for purpose of coming to board again, and what is different from what was seen a few years ago, what has changed.

Mr. Munozé, largest home builder in Central Indiana, 15,000 home buyers in area, 1300 homes annually. *Used monitor throughout the presentation.* Showed the location (same as several years ago), and current 181 acres, PUD 497 total units with four district areas. Traditional homes, destination area, varied lot sizes 60-85, and Silverthorne section. Destination series age targeted product, 55 and older that are wanting to age in place, details inside targeted this age group, some maintenance packages. Mr. Munozé described the Design Center features, including many choices available. Mr. Munozé stated dedicating 7 acres to town for park, trailhead opportunity. Trail goes all the way thru the subdivision. Landscape and buffering options were shared.

Regarding the question of what is different, elimination of some intersections, commercial area off Britton St., Destination Series, picture that is showing the angle shot for the corner buildings. Another difference is that 40x60 is normal stock, all the lots are 60 feet or better, offering a better side yard setback with more options, garage, bump out etc. High level overview of changes.

President Strong stated this is an overview with high level, no public hearing required, public hearing would be a future time. Mr. Zell asked if similar project that would able to view in another community. Mr. Munozé stated third project approved but not built that has Destination Series but have not done before the mixed districts. Mr. Martin asked about Britton St. access to exit the subdivision. Mr. Munozé stated there would be four/five areas to access exterior roads. Mr. Martin asked about the water/sewer concerns. Mr. Munozé stated that is what is being worked on with the city. Mr. Russell asked for more detail on landscaping. Details have not been worked out. Mr. Martin also reminded and questioned the drainage to the north and west. Mr. Munozé stated yes discussion taken place. President Strong stated moving to the Sherock Drain versus the Ingerman Drain to protect all the homes/property around the area. Mr. Martin asked for timeline. Mr. Munozé stated approvals first of year, with process starting in June, with homes beginning of 2021. President Strong suggested get



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together to discuss items missing in the packet. Mr. Munoz agreed. Items mentioned, lights, landscaping etc.

Mr. Munoz stated if any questions etc., feel free to reach out to him or CJ.

Action Items:

Discussion of Tiff districts and why the TC is discussing the process currently. Proposing two additional districts. This discussion was led by Mr. Russell and President Strong on the details and benefits. President Strong stated here tonight to review and make a formal recommendation to the Town Council. Mr. Schrupf gave some history of the current tiff districts.

Mrs. Burkhardt made motion to send a favorable resolution the Town Council on the proposed tiff districts. Mr. Zell second. All present in favor.

President Strong stated will send the resolution to the Town Council and there will be a public hearing at that time.

President Strong discussion of Formation of Aesthetic Review and Subdivision subcommittees.

Mr. Russell stated next meeting will have a packet describing the districts. Details given on areas and the history of the town as it relates to districts. Also reviewed is the more modern-day style, lakeside communities. Mr. Russell gave information on ag-urban design. President Strong stated time on the agenda will be needed, either December or January. Suggestion is to have Mr. Russell head up the Aesthetic Review committee with two others. For Subdivision subcommittee, hands were flying in the air.

6. **Plan Director's Report:** Written report enclosed in your packet. 25 building permits for October. Business working with Mr. Taylor that has been of violation of aesthetic review expect to see them in the next month or so. Discussion of north 19 business-starting to work on building again as the weather has changed. Regarding M/I Homes section one is 76 lots as of now 33 lots have been permitted, of those 22 have sold, hoping to close on a couple homes soon. Department has been busy. Mr. Zell expressed his concern for the length of time St. Rd. 19 is taking and what we can do, it is an eyesore. Mr. Culp stated there is not much can be done; state statue allows him to seek the extensions. Mr. Taylor stated on second extension, and if correct can reapply for permit when done with extensions. Mr. Culp stated the only way would be the BZA to give a deadline for completion on projects. Mr. Taylor stated not prepared for ordinance discussion tonight, feel free to email any comments and suggestions.
7. **President's Report:** President Strong thanked everyone for attending and participating.



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8. Legal Counsel's Report: Mr. Culp no report but thanked everyone for tolerance in allowing to be tardy. President Strong did add looking for slate of officers for next year.

9. Board Member Comments: President Strong answered the question about Jackson St, paving has to be 45 and getting warmer for paving to occur. Mr. Culp stated project was slated to be done before now and Council is not happy and dealing with this. Discussion on the items left for completion.

10. Next Planned Plan Commission Meeting: December 11, 2019

11. Adjournment: Mr. Russell 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