



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Plan Commission Meeting Minutes

August 12, 2020 7:00 p.m.

**Due to the COVID-19 guidelines the meeting will be held at
Red Bridge Community Center
697 W Jackson Street
Cicero, IN 46034**

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Greg Gary
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Stephen Zell
- ☐ Glen Schwartz
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Jack Russell
Liz Nelson
Corey Burkhardt

1. Declaration of Quorum: President Strong declared a quorum with six members present.

President Strong asked to amend the agenda under New Business to add fees.

Mr. Zell made motion to include the topic of Fees under new business on tonight's agenda. Mr. Gary second. All present in favor.

2. Approval of Minutes:

Mr. Zell made motion to approve minutes from PC Meeting: July 15, 2020 as presented. Mr. Schwartz second. All present in favor.

3. Public Comment: President Strong explained this is for items not on tonight's agenda. No Public comment.

4. Old Business: No old business to conduct.



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5. New Business:

Docket # PC-0820-006-PD-R3

Petitioner: M I Homes of Indiana

M I Homes of Indiana is requesting approval of the secondary plat for section 2 of the Tamarack Subdivision. (this does not require a public hearing)

Asking for secondary plat approval to proceed with the permitting process. Items will be left with Mr. Taylor, if approved and signed can get started with section 2.

Matt Howard with M I Homes 8425 Woodfield Crossing Blvd. Indianapolis.

President Strong asked for Board member comments/questions. No public hearing needed.

Mr. Zell made motion to approve PC-0820-006-PD-R3 final plat approval or secondary plat approval for section 2 of Tamarack as presented. Mr. Diller second. All present in favor.

Mr. Taylor asked if could be signed tonight so Mr. Howard can take with him, preventing further delays. Mr. Culp questioned if document was reviewed. Mr. Taylor stated yes. *Time taken to sign documents.*

President Strong stated moving on to other new business, Fee Structure. Everyone had chance to review at previous meeting. This is where we would make a recommendation to take to the Town Council for approval. Mr. Taylor stated there is a copy in front of everyone of the ordinance to present.

Mr. Schrumpf made motion to send a favorable recommendation to the Town Council on the Development Fee Schedule as presented. Mr. Zell second. All present in favor.

Action Items:

6. Plan Director's Report: Enclosed in your packets tonight. Mr. Taylor apologized for the lateness. July ahead for month and year. 33 building permits. Starting to get the noncompliance in order, another letter presented tonight to Mr. Culp. Mr. Taylor stated there should be a few more ordinances for review next month that have been updated. After this week, M I Homes only has three lots left to be built on in section one. Mr. Zell asked about the zip utility software. Mr. Taylor stated it is a mapping software and explained the differences that are beneficial to the Town. President Strong suggested on another light meeting that Mr. Taylor could give a 10-minute demonstration on the program.

7. President's Report: President Strong thanked everyone for attending. Do need to make an appointment to the BZA. While Mr. Schwartz did volunteer, he is involved in too many things that prevents this. Mrs. Nelson also volunteered, and unless there is another nominee tonight, need a motion to appoint.



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Mr. Zell made motion to appoint Mrs. Liz Nelson to the Board of Zoning and Appeals. Mr. Schwartz. All present in favor.

8. **Legal Counsel's Report:** Mr. Culp stated he just wanted everyone to be aware in October a bunch of technical changes, corrections to ordinances. Mr. Zell asked when would go into effect. Mr. Culp stated in 30 days after Town Council approval. President Strong asked if public hearing was required. Mr. Culp stated he is verifying that information, especially around the fee aspect, will communicate soon.

9. **Board Member Comments:** Mr. Zell asked if there is any update to be shared around the Boathouse property. Mr. Culp stated many conversations with their attorney, and they are in process of submitting a PUD for that property, including the area. Mr. Taylor stated changed since last meeting, coming to the BZA next meeting to ask for temporary approval thru the end of 2021 for the outdoor seating. The owner of the rest of the property is working on a PUD. The concern is the items that have been discussed.

Mr. Zell stated other than Covid, it is really nice to have meetings in this building. Mr. Culp stated up to the Plan Commission and the Town Council. President Strong stated reserved thru the end of the year.

Mr. Diller asked if update on Tollgate Road. Mr. Taylor stated no update at this time. President Strong stated everyone is working to try to get it opened. Mr. Taylor stated Mr. Diller made calls, and now the hold up is Frontier. Thank you, Mr. Diller, for your assistance. Discussion ensued on the difficulties this is causing in the area.

10. **Next Planned Plan Commission Meeting:** September 9, 2020 at Red Bridge Park.

11. **Adjournment:** Mr. Schrumpf made motion to adjourn. Mr. Schwartz second. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:

Red Bridge Community Center
697 W Jackson Street
Cicero, IN 46034

