



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Plan Commission Meeting Agenda

October 14, 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**

Note: Digital recorder was lost. Minutes were created using notes made during the meeting by plan director C.J. Taylor.

Roll Call of Members

Present:

- Dan Strong
- Jack Russell
- Greg Gary - **Absent**
- Liz Nelson
- Marc Diller
- Dennis Schrupf
- Stephen Zell - **Absent**
- Corey Burkhardt
- Glen Schwartz
- Aaron Culp - Legal Counsel
- C.J. Taylor - Plan Director
- Terri Strong - Recorder

1. Declaration of Quorum: Mr. Strong declared a quorum with 7 of 9 members present.

2. Approval of Minutes:

Minutes from PC Meeting: September 9, 2020

Motion to approve by Mr. Russell second by Mrs. Burkhardt. 7 in favor 0 opposed motion passed.

3. Public Comment:

None



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4. **Old Business:** None

5. **New Business:**

Docket # PC- 0820-008-AG (*Requires public hearing*)

Petitioner: Barry B. Bell – Mr. Bell present, Bob Morris of 5328 E. 82nd Street Indianapolis, IN representing Mr. Bell.

Property Address: 5970 E. 236th Street, Cicero, IN 46034

A minor subdivision application has been submitted concerning Article four (4) of the Cicero/Jackson Township Subdivision Control Ordinance in order to subdivide an existing twenty-three and eighty-nine hundredths (23.89) acre parcel into four (4) parcels of approximately six (6) acres each.

Petitioner is requesting a variance concerning article for (4) of the Cicero/Jackson Township Subdivision Control Ordinance in order to allow three (3) drive entrances whereas, article four (4) allows a maximum of 2 drive entrances per minor subdivision.

Petitioner is requesting a variance concerning article for (4) of the Cicero/Jackson Township Subdivision Control Ordinance for relief from the minimum required four-hundred fifty (450) feet driveway separation.

Motion to open public hearing made by Mr. Schruppf, second by Mr. Diller. 7 in favor 0 apposed, motion carries. No public comment. Motion to close public hearing by Mr. Russell, second by Mr. Diller. 7 in favor 0 apposed, motion carries.

Some discussion was had concerning having both variance requests under the same docket number. Mr. Culp suggested in the future to label as part A and part B if under the same docket number.

Motion to approve the subdivision including the variances by Mr. Russell, second by Mrs. Nelson. Mr. Strong called for roll call vote. Mr. Russell, Yes; Mrs. Nelson, Yes; Mr. Diller, Yes; Mr. Schruppf, Yes; Mrs. Burkhardt, Yes; Mr. Schwartz, Yes. Mr. Strong, Yes. Motion passed 7-0.

Docket #: PC-0920-011-C1

Petitioner: First Farmers Bank & Trust – Represented by Mr. Tim Overmeyer of Vanadco Signs 10625 IN-10, Argos, IN 46501

Property Address: 1100 S. Peru Street, Cicero, IN 46034

An Aesthetic Review Application has been submitted regarding signage.

Some discussion was had regarding exact colors of signs because the hand-outs did not accurately depict the proposed colors. Much discussion was had regarding landscaping and what the committee should and should not require of the owner. It was determined that submission of a landscape plan would be required at the November 10th Plan Commission meeting.

Motion by Mr. Russell to approve contingent upon an approved landscape plan, second by Mrs. Nelson. Mr. Taylor asked for clarification as to what would happen if a landscape plan was not approved? Mr. Culp suggested that the Aesthetic Review approval would be revoked. Mr. Strong called for roll call vote. Mrs. Nelson, Yes; Mr. Diller, Yes; Mr. Schruppf, Yes; Mrs. Burkhardt, Yes; Mr. Schwartz, Yes, Mr. Strong, Yes; Mr. Russell, Yes. Motion Passed 7-0.



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Docket #: PC- PC-0920-012-R3-PD

Petitioner: M I Homes of Indiana, LP – Tamarack Subdivision – **Represented by Mr. Matt Howard of M I Homes.**

Property Address: 236th Street and Tollgate Road (South-West Corner)

An application for Construction Plan review has been submitted concerning section 3 of the Tamarack Subdivision. **Mr. Taylor stated that Keith Bryant, the Town Engineer had approved the plans contingent upon the improvements to the receiving stream at the pond #3 outfall.**

Motion by Mr. Russell, to approve contingent upon the improvements to the receiving stream at the pond #3 outfall, second by Mrs. Burkhardt. Motion passed 7-0.

Docket #: PC- PC-0920-013-R3-PD – **Represented by Mr. Matt Howard of M I Homes.**

Petitioner: M I Homes of Indiana, LP – Tamarack Subdivision

Property Address: 236th Street and Tollgate Road (South-West Corner)

An application for Secondary Plat review has been submitted concerning section 3 of the Tamarack Subdivision.

Motion to approve made by Mr. Russell, second by Mrs. Nelson. Motion passed 7-0.

6. **Plan Director's Report:** Enclosed in your packets

7. **President's Report:** - Thank you to the members for your time and dedication

9. **Legal Counsel's Report:** - Nothing currently.



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10. Board Member Comments:

11. Next Planned Plan Commission Meeting: November 10, 2020

12. Adjournment:

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