



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC-0920-011-C1 First Farmers Bank and Trust

PC-0920-012-R3-PD MI Homes

PC-0920-013-R3-PD MI Homes

Plan Commission Meeting Minutes

November 10, 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
- Liz Nelson
- Marc Diller
- Glen Schwartz
- Dennis Schruppf (arrived mid-meeting)*
- Aaron Culp - Legal Counsel
- C.J. Taylor - Plan Director
- Terri Strong - Recorder

Absent:

Corey Burkhardt
Jack Russell
Steve Zell

1. **Declaration of Quorum:** President Strong declared a quorum with five of nine members present. President Strong explained to group that any business needing a vote would require all five votes for approval.
2. **Approval of Minutes:**
President Strong stated correction to Minutes in header as Minutes not Agenda.
Mr. Schwartz made a motion to approve minutes from PC Meeting: October 14, 2020 as amended. Mr. Gary second. All present in favor.
3. **Public Comment:** President Strong stated for any business not on the agenda anyone that has comment, please enter the building. No public comment.
4. **Old Business:**



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Docket # PC-0920-011-C1

Petitioner: First Farmers Bank and Trust

An Aesthetic Review Revision from last meeting.

President Strong reminded that last meeting landscaping was added to the Aesthetic Review application requirement.

President Strong explained after reviewing, this has not be the process in the past. Regarding adding criteria to Aesthetic Review, we should only be reviewing the request. Mr. Culp stated at the time tried to be helpful to prevent a second request, however this is a legal sign, we have right to review how it looks. The other issue we have never done this in the past, adding to the review process. So after review, Mr. Culp recommended us to rescind that part of the motion. President Strong asked if others had questions.

Mrs. Nelson made the motion regarding PC-0920-011-C1 to amend previous motion removing the landscaping commitment. Mr. Schwartz second.

Mr. Schwartz-yes, Mrs. Nelson-yes, Mr. Diller-yes, Mr. Gary-yes, Mr. Strong-yes.

Mr. Taylor will contact petitioner.

5. **New Business:**

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

Petitioner: MI Homes of Indiana LP-Tamarack Subdivision

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

An application for Construction Plan review has been submitted concerning Section 4 of the Tamarack Subdivision.

Docket#: PC-0920-013-R3-PD

Petitioner: MI Homes of Indiana LP-Tamarack Subdivision

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

An application for Secondary Plan review has been submitted concerning Section 4 of the Tamarack Subdivision.

President Strong asked Mr. Taylor to address both dockets. Mr. Taylor stated had email exchange with town engineer Keith Bryant, asking if ok with moving forward with contingency of his approval for the secondary plat and construction plans. Mr. Bryant stated he had just received the plans after a month delay so was not ok with approval even with contingency. Mr. Taylor relayed to MI Homes and they requested tabling until December meeting.

President Strong stated since MI has requested tabling, looking for a motion.

Record showing Mr. Schrupf did join the meeting during this discussion.

Mr. Schrupf made motion to table PC-0920-012-R3-PD and PC-0920-012-R3-PD. Mr. Schwartz second.



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All present in favor.

Action Items:

- 6. Plan Director’s Report:** Enclosed in your packets. October another good month for plan department. Had revenue of \$15800, ending October ahead of the year of 2019. Permits 31 building, 20 Cicero with 11 in Jackson Township. MI Homes has 29 homes in Section 2, starting section 3. Looking to pave next week, opening up options for 12 more homes (duplexes) to hopefully keeping them busy thru the winter without interrupting the building.
Attended an Energy Code class-to continue growth with inspections.
Mr. Schrupf commented the duplexes seem to be growing fast with seniors. Mr. Taylor stated calling the duplex community “Age targeted”. Not sure of the age group but definitely empty nesters.
Discussion on the community and favorable comments all around.
- 7. President’s Report:** President Strong thanked everyone for their attendance. No other report.
- 8. Legal Counsel’s Report:** Mr. Culp stated he didn’t have anything else.
- 9. Board Member Comments:** Question was asked about 236th and update. Paving should be completed today. Mr. Taylor shared communication with Chief Hunter by construction company, reserving the right to keep closed until Dec 1 projection. Mr. Taylor did add the Jackson St. Railroad crossing will be closed for three days or so, starting Monday.
- 10. Next Planned Plan Commission Meeting:** Next meeting is December 9, 2020 and will be held at Red Bridge Park building. President Strong stated booked the building until June of 2021.
- 11. Adjournment:** Mr. Schwartz made motion to adjourn. Mr. Diller second. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:
Red Bridge Community Center
697 W Jackson Street
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