



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

PC-0920-012-R3-PD - Tamarack Section 4
PC-0920-013-R3-PD- Tamarack Section 4
PC-0121-004-NC – 90 N. Peru St. – BellaLisse

**Plan Commission Meeting Minutes
February 10, 2021 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
- Jack Russell
- Greg Gary
- Liz Nelson
- Marc Diller
- Dennis Schrupf
- Harrison Massonne
- Glen Schwartz
- C.J. Taylor - Plan Director
- Terri Strong – Recorder

Absent:

Corey Burkhardt
Aaron Culp-available by phone

1. **Declaration of Quorum:** President Strong declared a quorum with 8/9 members present. Mr. Culp is available by phone if needed during this meeting.
2. **Election of Officers:** President Strong stated election of officers is on the agenda. Looking for a motion to open nominations.

Mr. Russell made motion to open nominations for president. Mr. Schrupf second.

Mr. Russell made motion to nominate Mr. Strong for president. Mrs. Nelson second.

President Strong ask if other nominations. None presented.

Mr. Russell made motion to close nominations for president. Mr. Schrupf second.



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All present in favor.

All in favor of Mr. Strong for President. All present in favor.

Mr. Strong thanked the Board, reminding that he is getting older and others can throw their hat in the ring.

Mr. Schrumpf made motion to open nominations for vice president. Mr. Diller second.

Mr. Russell nominated Liz Nelson for vice president. Mr. Gary second.

President Strong asked if other nominations. None presented.

Mr. Russell make motion to close nominations for vice president. Mr. Schwartz second.

All present in favor.

All in favor of Mrs. Nelson for Vice-President. All present in favor.

Mrs. Nelson thanked everyone for the vote.

Mrs. Nelson made motion to open nominations for secretary. Mr. Russell second.

All present in favor.

Mrs. Nelson nominated Mr. Massonne for secretary. Mr. Russell second.

No other nominations.

Mr. Russell made motion to close nominations. Mrs. Nelson second. All present in favor.

All in favor of Mr. Massonne for Secretary. All present in favor.

President Strong explained that Legal Counsel had to be appointed each year. Mr. Aaron Culp is current counsel for 2021.

Mr. Schrumpf made motion to appoint Mr. Culp for Legal Counsel. Mr. Schwartz second. All present in favor.

President Strong explained that Plan Director appointment was also done each year. Mr. C.J. Taylor is current Plan Director.

Mr. Russell made motion to appoint Mr. Taylor to Plan Director for 2021. Mrs. Nelson second. All present in favor.

3. The 2021 Board is as follows:

President: Mr. Dan Strong

Vice President: Mrs. Liz Nelson



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Secretary: Mr. Harrison Massonne

Legal Counsel Appointment: Mr. Aaron Culp

Plan Director Appointment: Mr. C.J. Taylor

4. Approval of Minutes:

Mr. Schrupf made motion to approve Minutes from PC Meeting: December 9, 2020. Mr. Schwartz second. All present in favor.

No January meeting conducted.

5. Public Comment: President Strong asked for any public comment for items not on agenda. No public comments.

6. Old Business:

President Strong stated petitioner has requested to remain tabled after verifying with Mr. Taylor. Both dockets to remain tabled.

Docket #: PC- PC-0920-012-R3-PD *This was tabled in November – Petitioner requested to remain tabled.*

Petitioner: M I 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- PC-0920-013-R3-PD *This was tabled in November - Petitioner requested to remain tabled.*

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 4 of the Tamarack Subdivision.

7. New Business:

Docket #: PC- 0121-004-NC

Petitioner: Diann Lydell-Jones

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

An application for Aesthetic Review has been submitted regarding signage for a business. *This is an amended review for signage only. The rest of the aesthetic review was approved on October 21, 2019.*

President Strong reminded that strictly looking at signage.

Diann Lydell-Jones 90 North Peru St. the physical sign photo was presented. Have had many revisions to get to this point. Mrs. Lydell-Jones did say it was a lit sign as there was no way to have lights to shine on it



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due to concrete. Mrs. Lydell-Jones stated she also included the signs on the door. Discussion on size- they are 18 inches wide and 4 inches high. President Strong stated way under the allowable square footage. Mr. Strong asked, is there other signage that would be anticipated? Mrs. Lydell-Jones stated had considered a window decal as the mural that was previously discussed is not going to be done. It is too expensive for a startup company.

Mrs. Lydell-Jones stated had a wooden sign to hang outside when open, not neon. President Strong asked Board to include in the motion any open sign so it is all approved. Mrs. Lydell-Jones asked about a sandwich sign. President Strong stated it is considered a sign, but if temporary events, Mr. Taylor can speak to that. Mr. Taylor stated for special events, contact him, he generally allows a sandwich type for a day event. Mrs. Nelson asked if sign would remain lit all the time.? Mrs. Lydell-Jones answered no, there is no reason for it to stay on all night. President Strong stated if on all the time, will it have dimmer capabilities. Concern for closeness to Cass St. and being on Hwy 19 and traffic. Mrs. Lydell-Jones stated would make sure it could.

President Strong asked if any other questions from the Board. No questions. President Strong stated does not require a public hearing, all motions are in the affirmative and please include the open sign.

Mr. Schrumpf made a motion to approve PC-0121-004-NC as presented, granting approval for lit sign with dimmer, door sign, and wooden open sign. Mr. Russell second.

Mr. Gary-approve, Mrs. Nelson-approve, Mr. Diller-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Schwartz-approve, Mr. Russell-approve, Mr. Strong-approve. Motion approved 8-0.

6. Plan Director's Report: Enclosed in your packets. Mr. Taylor was good month, +\$3000 over last year. MI Homes is still going well, expecting 18 closed by end of March. Selling lots in Section 3 at this point. Have been given approval for tree removal for Section 4. Next month the Board will see Plat and Construction plans for Section 4. President Strong asked about Lennar Homes. Mr. Taylor stated they did sign the wastewater and water easement agreement with the Beck family. Hoping to break ground by summer, and homes built by this time next year. Arbor Homes have contacted us have not seen more information.

Mr. Russell asked which year we were in with MI Homes, his notes said 10-year plan. Mr. Taylor stated year three, greatly exceeding their projections doubt if things continue that they will go past year eight. Discussion on their success to this point.

Mr. Diller stated he had a meeting with Lennar/Pulte Homes, and they stated 2020 was their best year ever and expect 10% growth in 2021. Pulte said Hamilton County had most sales of any territory in the United States.

Mr. Taylor stated discussion with gentlemen that does commercial property said in next five years if everything that is currently platted was built out, Central Indiana would be short 10,000 homes. Mrs. Nelson stated that sounded about right. It is staggering.



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7. **President's Report:** President Strong stated he appreciates everyone's support and attendance. Appreciate everyone's different expertise and the things they bring to the table.

8. **Legal Counsel's Report:** No report.

9. **Board Member Comments:** Mr. Russell welcomed Harrison to the group. Mr. Massonne stated on the Board of Zoning and look forward to getting to know this group and involved in community. President Strong asked for a quick biography. Mr. Massonne stated 26 yo, graduate of Purdue, moved from Avon area, works for general contractor in Fishers, is a project manager. President Strong welcomed Mr. Massonne and thanked for participating in both Boards.

10. **Next Planned Plan Commission Meeting:** March 10, 2021 at 7:00 p.m.
At Red Bridge Community Building slated through 2021 to be at Red Bridge.

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

President: _____

A handwritten signature in black ink, appearing to read "Dan Strong", written over a horizontal line.

Secretary: _____

A handwritten signature in blue ink, written over a horizontal line.

Date: _____

A handwritten date "3/10/2021" in blue ink, written over a horizontal line.

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

