



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

PC-1120-014-PD-R3 TNT Farms/Arbor Homes
PC-0321-005-NC & R3 Josh Prater

**Plan Commission Meeting Minutes
April 14, 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
- ☐ Chris Lutz
- ☐ Greg Gary
- ☐ Liz Nelson
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Harrison Massonne
- ☐ Corey Burkhardt
- ☐ Glen Schwartz
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

1. **Declaration of Quorum:** President Strong declared a quorum with all nine members present.
2. **Approval of Minutes:**
Mr. Schrumpf made motion to approve Minutes from PC Meeting: March 10, 2021. Mr. Diller second. All present in favor.
3. **Public Comment:** President Strong announced that now is time for any public comment not related to items on the agenda. Lady in audience wanted to address water bill. President Strong explained that this Board does not deal with that and she could call the Utilities office, attend a Town Council meeting, or contact Mr. Strong directly at the Town offices. Next Town Council meeting is on Tuesday.



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President Strong explained housekeeping and rules for addressing the Plan Commission due to the number of people in attendance. Sheets were asked to be filled out; others would have opportunity at the end of the public comment if they did not fill out a sheet. Also addressed by President Strong was a comment regarding the BZA and their role and procedures. This is the Plan Commission not the BZA they have different responsibilities as well as rules and procedures. In this case tonight, the Plan Commission is an advisory board to the Town Council. We will be looking at whether the parcel should be rezoned. We will review all presentation, the comments by the public and the Town Ordinances. Then send a recommendation to the Town Council. The Town Council is the only body that can rezone a property. We will send a favorable or unfavorable recommendation to the Town Council. Our role is to review all detail and hear the public comment regarding rezone.

Procedures were shared for tonight's public comment. When name called, approach podium, state name and address, you will be allowed three minutes. If comments have been made, please refrain from repeating. If comments are shared, show of hands may be asked to gather the number of concerns. Petitioner will present to the Board to review; public comment will be opened and then board will discuss coming to a recommendation to the Town Council.

4. **Old Business:** No old business tonight.

5. **New Business:**

Docket #: PC-1120-014-PD-R3

Petitioner: TNT Farms / Arbor Homes

Property Address: East 235th Between Buckeye St. and Brinton St., Cicero, IN 46034

A rezone application has been submitted concerning Article 8 of the Cicero/Jackson Township Zoning Ordinance to rezone the property from an R3 residential zoning district to a PD-R3 Planned Development zoning district, for the purpose of single family residential and community open space.

Paul Munoz 922 Harrison Park Court representing Arbor Homes. All three divisions will be involved in this project of Arbor Homes, Silverthorne, and new Destination Series homes. Map shared of property, around is zoned ag on three sides with old town residential to the west. Property is 101 acres currently zoned R-3 looking for a PUD. 497 total homes over course of project with 55 acres of open space, including 7 acres as a park, trails, and parking for park area. Subdivision will have 10 floor plans in the Arbor section single and 2 story 1500-2400 sq foot in size. Destination Series specifically designed ranch only for empty nester 55 and over, including wider halls/showers outdoor entertaining areas and gourmet kitchens, HOA maintenance opportunities. Silverthorne line second time move up home with 12 floor plans ranging from 1800-3200 sq foot options and more customization options. Arbor proud to be one of the few that have homeowners to go thru a design center to choose options, unlike many builders that are going with a set option/color choice. There are many items to choose from including the lot they would want. Acreage that is still being discussed is the seven acres park potentially donating to the town for park space. The trail system tying into the existing or planned trails in the area. Central pond set up to allow fishing.

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



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Items that have been modified, buffering and trees and landscaping, buffering to the west would be maintained if not dying or diseased. Trees also along 234th and along main corridor as well as Briton street extension.

Mr. Munoz concluded, this is an excellent location for development, addresses multiple needs to Cicero. Multiple housing types and to allow homes for those that want to downsize in Cicero, empty nesters. Does match the Comp Plan. Feel great opportunity for Cicero and Arbor Homes and future development. Mr. Munoz also recognized several people in audience that attended the public meeting from two weeks ago. Valuable information received, one area was the streets connection of Spring and Neal. While not set in stone, will need to work with the City and Street to determine the best connections. Drainage was brought up as a concern, that is part of the project, we are required as part of the project to take whatever drainage is currently on the property and move to the approval of local, county and state regulations. Mr. Munoz asked if questions from the Board.

President Strong asked if comments or questions from the Board. Also address the PUD ordinance tonight before things move to the Town Council. None from board, Mr. Strong stated things left out, after review from previous brief presentation at PC. One being if annexation for sewer and water, the plan will need to be discussed. Second is street light placement, believe is every 500ft. Mr. Munoz stated usually done as part of plat placement of utilities, will comply with anything set. President Strong also stated dusk to dawn lights are not listed and were in previous PUD, one on each side of garage or yard light. Mr. Munoz answered thought was in packet is a standard now. President Strong stated not addressed is exterior chimney being wholly enclosed with brick or matching siding not allowing exposed metal chimneys. Also, what park equipment would be committed. Mr. Munoz stated plan was to discuss with Mr. Haymaker on needs, can provide. President Strong asked phasing of project, is it by section? Area? Mr. Munoz stated no phasing plan for the entire project, still have to work with some of the utility, expect to start on Britton St. and work its way north, that is where the system has to be installed. President Strong asked if dimensional shingles is being used. Mr. Munoz stated yes. President Strong also stated mounding was mentioned in presentation but not addressed in the landscaping proposal. Clarify any and all signs are a part of the package example golf cart signs. Mr. Munoz stated as part of construction plan.

President Strong stated typically see declaration of covenants, assuming presented later. Mr. Munoz stated yes. President Strong also indicated if stated town will provide trash pickup, if annexed would be a requirement, it would be paid via utility bill versus HOA fees. Mr. Munoz agreed.

No other comments from Board.

Mrs. Burkhardt made motion to open public hearing. Mr. Lutz second. All present in favor.

President Strong informed the public that all comments and questions are to be addressed to the Board. They will get answers however the public should address the Board not the petitioner.

For this petition President Strong called on the individuals from the public that requested to address the Plan Commission, prior to open questioning.

James Bradshaw, 840 Main St. Cicero- in construction, understand the process, not going to be able to stop the process but these builders don't have the people to ensure quality. Don't know the range of the costs



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of these homes are going to be, especially with the rising costs of lumber and such, but how are they going to do \$100 a square foot or so. Quality will suffer. Moved from big city to get away from big government, want to keep the small town feel that is currently here. Have to add to schools, roads etc.
OPPOSED to project.

Barb Purvis 4990 E. 216th Jackson Twp.-here as an employee of Hamilton Heights Schools. Culture of the school is amazing. Who are we allowing in? What is that impact? Preference versus bigger school's culture like Noblesville. Speaking as an individual that sees the culture of the schools not as a school representative.
OPPOSED to project.

Ann Mayer 629 Shore Lane Cicero-Asking three questions: How many homes? President Strong answered 497 proposed. Mrs. Mayer asked difference between R and PUD. President Strong answered R-3 has certain requirements that have to be met. The R-3 PUD allows modifications of those standards. Mrs. Mayer asked why they should be allowed to be modified. President Strong explained that each developer has the right to ask for modifications, usually due to different groups of homes within the subdivision. It would be hard to meet all standards with different homes or if a commercial piece were being requested. Mrs. Mayer asked then if land was already purchased. President Strong stated couldn't speak to that but if Mr. Munoz wanted to answer or address later, he could. Mr. Munoz stated he would address later. Mrs. Mayer stated her concern was that if purchased, we don't have a say in anything. President Strong stated that was not a true statement, just because a developer purchases land doesn't mean the rezone has to be approved.

Mrs. Mayer stated her concern is taxes increasing, and the school system becoming too large. Also concerned as a senior citizen on fixed income. Adding stoplights and the impact on the time.
OPPOSED to project.

Phil Decker 620 Moonlight Bay Circle. Haven't been through IDEM, don't see where ponds are going to go, don't see setbacks or average lot sizes. This is nothing but an idea, the engineering should be done by now. Donation of items like the roads, what materials, you (Town) will have to maintain them. HOA after 60-70% will run the project. If I (Mr. Decker) were you, would want more facts before going to Town Council.

President Strong addressed points questioned by Mr. Decker: 1. We have construction standards that will have to be met. 2. Setbacks and all are here in front of us, we are not sitting here blind.
Mr. Decker asked if available to see at City Hall. President Strong stated yes.

Mark Schildmeier 210 E. Buckeye St. Is there a difference in density of R3- and PD and what is difference between surrounding areas? Mr. Taylor was asked to answer. One difference is that R-3 requires 85 ft. lot, a lot of what is proposed is 60 ft lots, with some 70 ft. and 80 ft. Map with coloring was referred to during this portion. Another difference could be the actual home size, most of what they are proposing does meet the R-3 standards. But also asking for setbacks to be different. This is by no means a final approval of a project, simply a recommendation to the Town Council whether should be allowed to be



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Rezoned. Still would have to present full plans for this Board, county approval. Mr. Schildmeier stated it seems the request for a PUD would be for more density. Mr. Taylor did answer they are requesting more density.

Mr. Schildmeier stated next question would be about the treatment plant knowing almost at capacity. Does Cicero have impact fees to increase the plant? Are current taxpayers going to see an increase to cover that? President Strong answered that have tap fees and impact fees for each home in the development to help offset. Can't say would all be offset, because there are things that need to be done to our current plant whether this development comes or not, but fees are collected for each home.

Michael LaPaugh 233 E. Buckeye St. – Like Mark wanted to know why needed this density and the rezone. Looking at this picture there are a lot of exits, I am impacted by the traffic. With 500 homes, that is 1000 cars, not all at once but a lot of traffic at once. Golf cart impact is probably 100-200. Complex will be three blocks from the stop lights, will change the town quite a bit. Another 1000 children to HH, what will happen to by taxes for the school. Already up 17% this year. Do not like the density. Will be developed but if developed make it a friendly way, so it impacts our town is minimally.

Joe Cox 1050 Morse Landing Drive, resident and chairman of EDC. Not speaking on behalf of EDC but say so understand part of each new development is growth, responsibility to our businesses owners to provide an employee pool to hire from as well as increase revenue. That being said, from EDC standpoint believe in reasonable, measured, and responsible growth in a community. Mr. Cox stated a high-density subdivision of 500 homes in addition to west side 500 homes, without opportunity to allow our infrastructure to catch up, is not responsible growth.

If this were a medium density development with 250-300 homes and perhaps a higher-level builder, would likely be a different conversation.

Tracy Bryant 840 N. Peru St. Thank you for allowing everyone to attend. Understand Cicero is going to grow. Ask that this Board considers the public opinion/wants as decisions are made. Not aware of where to find out our long-term plans are. If you would like to share tonight what is the long-term plan for Cicero, population in 10-years, traffic plans when growth occurs, if can share with this audience. High density housing can not match the plan or wouldn't ask for a variance. How much off the plan is it? Attendance at school has been going down and can appreciate a bit more diverse community. Thank for the decisions you make whether behind closed doors, but hope take comments under consideration. President Strong addressed the comment of closed doors, will not be made behind closed doors will be made tonight or next meeting if there are items we need to consider and take more time.

Mr. Schrupf added his previous experience on Town Council, a stop light was wanted at 19 and Britton however that is a state highway, and they would not approve. It is the logical place, especially with this development, but if the state will not allow, we can not control.

Mrs. Bryant went back to the question of how far off is it from the plan. Mr. Lutz answered the plan does not have this density in it. Mr. Taylor added for the audience, on the Town website the Comprehensive Plan is posted. This plan has general plan for the area, was last done in 2015, goal is every five years.



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President Strong reminded the decision is to send a favorable or unfavorable recommendation to the Town Council. But even at the Town Council, it is made in a public meeting.

Mr. Lutz addressed Mr. Taylor's comments regarding the Comprehensive Plan. At the time the plan was done in 2015, there was not this level of turnout. Encourage all to attend and contribute when the plan is updated. It does help steer the direction of the Plan. Bring the same energy to share the concerns.

George Kakasuleff 9711 E. 246th St. Parents are in attendance as well. Own quite a bit of land bordering this area, our concern is drainage. Whatever or whenever project is done, drainage is essential to preventing flooding. As lifelong resident, farming takes land, wants to see larger lots. Keep plan together with lot sizes in the area. Keep Cicero what it is.

Sue Baker 831 S. Lanyard Dr. Not opposed to growth but concern is to grow responsibly. Concern is 500 homes, would prefer to see cut down. Also, lot sizes don't need to cram so many in an area. Deeper setbacks are needed, if you look at new areas, 2-4 cars can't get into garages need room for parking of cars and golf carts. Not parking on sidewalks or streets so emergency and other vehicles to be able to get thru.

Laurie Giesler 23819 Joyce Avenue Real estate in past, concern for phase one-and future asks. Referenced Fishers and the level of home/road conditions and after 10 years the condition. More fire, police, and town employees and what that does with our taxes. Have the opportunity to plan ahead. Referenced both Noblesville and Westfield and current conditions for growth. Responsibility to protect our town and the citizens on 234th, 19 and Strawtown rd. Mrs. Giesler offered her assistance free of charge for reviewing.

Bruce Knott 120 Morse Landing Dr. Stated moved to area in 1991, rented for a while, moved, rented, until could purchase in 2016 because wanted to be here. Children wanted to be here, can't find so moved to Arcadia. This opportunity doesn't work either. Cicero is a commodity, and current residents have had to pay for that commodity. Need to get something for developments to come to town. Big business decision. Don't give up the special of Cicero. Arbor is number 2 for complaints on the Better Business Bureau list.

Steve Noller 320 W. Jackson St. Love community. Like to keep Cicero as much as it is for as long as it can be. Referenced the photos used by Arbor presentation and how crammed together they are. How does this benefit Cicero to make the rezone change? R-3 is not too restrictive. Cicero can afford to be choosy and not lessen their standards. What benefit is it to Cicero?

Bill & Susie McKee 9510 E. 235th St. Everything on the list has been said. Agree 100% with things that have been said. Need nicer, better quality homes. Empty nesters needs do need to be addressed. Listed the sewer, BBB, lawsuits regarding Arbor. If voting, we would be a no. If approved would need to be smaller. Arthur Duchene 22811 St. Rd. 19 South end of town. Agrees with everything has been said. Have serious drainage coming from this area to home. Sump pump runs for a week after a rain, due to the amount of



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ground water and field tiles. Area behind 35 acres, Hamilton Co. has a moratorium on building due to drainage. More and more water comes from Cicero to our area.

Max Howe 881 S. Lanyard Dr. Want to know who wins if this done? Only one chance to be a small town. Arbor, merchants, and town employees will win but the citizens will not. All for profit for Arbor and tax revenue. More tax revenue comes more problems. Small town is a crossroad with one stoplight. Questioned if there is a contract to adhere to promises being made.

Mr. Taylor stated he had received two letters regarding this petition. President Strong asked for them to be read into the record. Letters will be added to the file.

Summarized: Email from Lance Overholser, Chief of Cicero Fire Department. Writing regarding subdivision, growth is good when safety of citizens is taken into consideration. Speaking as Fire Chief following concerns: 1. Lot width and closeness of homes. 2. Fire spread concerns. Closeness and new home construction versus older home construction. Noblesville example shared.

Summarized: Bruce Mobil 9405 E. 235th Street. Addition of 1000 new neighbors doesn't thrill after 30 years of peacefulness. Community level doesn't seem like a good idea especially with one light and no left turn lanes, corridor from 37 to 31. More farmland swallowed up isn't a good thing. If progress must happen then large developments should be on west side of lake until a solution to getting thru or around town is found.

Summarized: Charlene Devall 233 E. Buckeye Street, concern with traffic and speed limit. Road to cell tower is access and this is only a one-way road. Size of community allowed for golf carts concern for more homes/traffic. Is there a need for the amount of homes? Schools, fire, police, taxes as well as value of current homes.

Summarized: Zach Johnson concerns: land is adjacent and drains overflow, impact on current sewer/drainage. Property is $\frac{3}{4}$ of an acre, contains one home and detached garage. This amount in the new subdivision would contain six homes. Doesn't match the surrounding areas and aesthetics. Traffic in town and at my house as exit is at property are a concern.

President Strong stated no others slated to speak.

Bill Holliday 2000 W. Morse Dr. Have to be careful of rezones. When comprehensive plan was done in his day, went with R-3 due to the drainage concerns in the area. Have tried to partner with developers all the way to 216th for sewer but couldn't due to drainage. Back to pondage has own issues. A lot of density, if goes to Town Council for rezone would revert back to R-3 if development would not go farther? Is that the type of recommendation that would be made? Density to get the money to put in the infrastructure.

Abbey Robey 189 Harrison St. at the dead end of Spring and Harrison. Slide shows Spring running all the way thru, it does not, runs to property and neighbor's property. Side of town does not have sidewalks and



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concern for safety with so much more traffic. Getting onto 19 is an issue now without additional homes on this side of town. Think about the kids.

Alissa Jo Trezise 1075 Coral Springs Dr. New homeowner, Silverthorne. How will this affect our water pressure? Will improvements be made to address all the new homes?

President Strong responded with current plans for new water plant on west side of town to address concerns for water pressure as well as opportunity for better fire protection.

Mrs. Trezise as someone new to the community, choose the area due to larger property for family versus new subdivision. Density is an issue when looking for larger properties.

Matt Thomas 700 Shoreline drive, second what everyone is saying. Logistically feel plans being referred to are wishy washy. Wouldn't it make sense to do a new plan that is now for future instead of maybes.

Mrs. Alexander -24592 Point Lane. Glad to see number of people present speaking passionately about our community. Didn't hear closed minded people, heard people concern for community. Not opposed to growth. Growth to be respectful and responsible. Nothing else like Cicero in Hamilton County, we have something so special. Speaking as a realtor, and my experience with Silverthorne used to be a good product but not recently.

Christian Fiems 820 Morse Landing Drive. New to Cicero, lived in Carmel, experience with the growth, and would urge quality versus quantity. Carmel did well with growth, other neighboring towns not so much. Would oppose increasing the density.

Angela Fiems 820 Morse Landing Drive. Totally agree with things being said. Lived in Silverthorne home, please check into the Better Business Bureau. Was a nightmare, look for quality home builders.

Ryan Knapp 7550 E 261st Arcadia Love the size of our community. Do not support development. Disagree with density, lot size, setbacks, traffic impact, volume of houses in the short period of time. Impact prior to the completion of the developments to the west is premature due to unknowns on the community.

Robert Kohne 269 Ethel Ave. Prior Geist resident for 20 years, moved in 2020 to get away from the gridlock that was caused due to the Geist growth. Support what has been said. A lot of comments made regarding traffic. Question haven't heard answer to is what is going to be done to address the lack of left-hand turns. Mr. Kohne asked how it was going to be addressed.

President Strong stated the Plan Director CJ Taylor has recommended to this Board that a traffic study be done as part of this proposal. And would be recommending to the Town Council as well. Mr. Kohne asked if would be done prior to the re-zone. President Strong stated do not want to speak for the Town Council, as can't do that, however as a member I would recommend the study be done. Mr. Kohne stated then a vote could not be done tonight or even at the next meeting if waiting on a traffic study. President Strong stated if further information would be needed by this Board they could wait, or if recommendation sent to the Town Council, they could request the study be done prior.



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Mr. Kohne then asked about the amount of emergency vehicles on Hwy 19. If adding 1000 plus vehicles to our roads how would emergency vehicles get thru to save lives.

President Strong reiterated that the Plan Director has recommended a traffic study.

Barb Purvis 4990 E. 216th -spoke again regarding ownership of Arbor and quality. Added why not give an opportunity to a local person that is concerned for the community.

Tony Brown -Cumberland Rd. live to the back of this proposal. If density goes in, setting precedence, 100 acres to the south for sale. Resources to the community have to be considered, such as water.

Marissa Croup 609 S. Peru- Add to the list in agreeing to what has already been said. Previously the development that was going into this area a few years ago, had asked for a commitment from the town, has a monetary commitment from the town been asked this time?

President Strong stated they have not asked for additional dollars from the Town.

Brad 267 Harrison St.- Asking us to lower our standards if approved, lowering our standards.

Craig Bowen Nantucket Dr. Do not agree with the high density. Perhaps the farmer is asking for too much money for the farmland, or the builder is wanting too much profit. How can we make both parties happy and keep with what the town wants? If was selling at regular residential prices, there would be many buyers. Help to find the middle as there are not many homes to purchase in Cicero. Concern for corporations buying large section of development for rental properties, ask the Board to look into. Should not be allowed, is town protected.

Lynda Salley 820 Morse Landing Drive, please consider what Board wants the community to be like and what asking the public to accept.

President Strong stated unless something new, will be wrapping up the public hearing. And give Arbor the opportunity to address any items they would like to .

Christian Rector VP of Land Acquisition for Arbor Homes, Hear the passion around the town and community. Hear the concerns for drainage, we have to deal with drainage. Don't expect applause when we present. Also hearing that there are not homes available, people have to rent, prices skyrocketing for homes. Average home price is over \$250,000. When looking at the first-time home buyer, there is not product for them.

Density is a concern, lift station, infrastructure. President of the company is still there, there every day. Here to be a voice for the future residents. Question was asked about is this phase one is there a consideration for phase two? Answer was this is a community, engineering costs not spent-don't want to spend 100's of thousand for detail, this is a concept plan. There could be slight changes but should resemble this community.



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Paul Munoz- Arbor. Several community meetings, on-line survey's, and questionnaires when Comprehensive Plan was done several years ago. Results showed then that large estate size home, larger lots, more expensive homes would be centered around the west side of the lake. Looking at the ordinance the east side was smaller lots, easier access to downtown, highway 19, amenities. Town Council may have a different view of that now and may be looking at updating the Comprehensive Plan. But agree that the plan should be followed. This process if meet standards with 85 ft lots, minimal approval is needed, no park space, trail required. Arbor looking to provide amenities such as park, trail with request for smaller lot sizes, larger homes than are required in R-3. Setbacks side yards one foot less that what has been approved for others in the area. This is a proposal; connections may change if town wants to see. The drainage has to be dealt with, if can't accomplish with ponds, etc. then will not be approved by county. Talking to the schools, several years, the capacity was there. Discussed recently with changes, the younger families can not afford to live here. School is top notch. The project is 497 homes and while sounds like a lot, easily 10-12 sections taking approximately 15 years to complete. Sewer and water have to be expanded. Improvements being paid by Arbor-slide discussed. Traffic and impact on students-school studies impact of new home is .8 student. Remember a lot of this will be empty nester homes.

Ann Mayer stated you said you might disclose if purchase on land. Mr. Munoz stated under contract for due diligence on the proposed community. Lady asked if not approved would they build as R-3. Mr. Munoz stated no, reason for the PUD and density and requests is the costs. With infrastructure and needs no one could build at this price structure without the variance.

Question from public asked if could show what would look like with neighbors. Mr. Munoz gave explanation but not any pictures available. Garages and bump outs discussed, Mr. Munoz and unknown voice.

President Strong thanked and asked for end to public hearing.

Mr. Schwartz made motion to close public hearing. Mrs. Nelson second. All present in favor.

President Strong asked if any comments or questions from the Board. Also noted many from public were leaving and thanked them for their comments and questions and for attending. Also stated when the next Comprehensive Plan was done, like Mr. Lutz stated earlier hope they will attend and participate.

Mr. Lutz stated no further questions. President Strong asked if more information was needed.

Mr. Lutz made motion to move forward with an unfavorable recommendation on PC-1120-014-PD-R3. Mr. Gary second.

Mrs. Nelson-agree, Mr. Diller-agree, Mr. Schrumpf-agree, Mr. Massonne-agree, Mrs. Burkhardt-agree, Mr. Schwartz-agree, Mr. Gary-agree, Mr. Lutz-agree, Mr. Strong-agree.

President Strong stated this will move on to the Town Council with an unfavorable recommendation.



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Docket #: PC-0321-005-NC & R3

Petitioner: Josh Prater

Property Address: 7670 E. 236th Street., Cicero, IN 46034

An application for Aesthetic Review has been submitted for construction of a business office and for a self-storage facility on the same parcel.

Mr. Taylor added an addition to the packet. Working with landscaping engineer for this plan. Josh Prater 7605 W. ? Anderson, own business here in town. Proposing a shop for Prater and Son's and self-storage units on the west side of town on almost five acres.

President Strong here tonight for aesthetic review, then will move on to BZA for Land Use Variance. Mr. Taylor added and some development standards variance.

Mr. Massonne asked what the height of the fence around the property. Mr. Prater answered 8 ft., will be chain link on sides and nice black on the front. President Strong questioned if that was one of the variances. Mr. Taylor answered yes. Mr. Prater stated wrought iron on front. Mr. Massonne questioned the type of lighting, and will they be motion sensor since this is a residential area. Mr. Prater stated no motion, but dusk to dawn. Mr. Massonne questioned if that is a variance as well. Discussion ensued. President Strong questioned if outdoor storage would be part of project. Mr. Prater stated to the very back would be outdoor storage. President Strong asked about screening for outdoor storage, what would that look like. The ordinance states have to be screened, fencing that cannot be seen thru, wooden fence as example. Mr. Prater stated certainly can do that and will be surrounded by trees as well to block. Mr. Massonne complimented the building for a concrete company and asked if materials and equipment will be inside or out. Mr. Prater stated everything would be inside. Mr. Massonne asked about employee parking. Mr. Prater stated most would be inside. Mrs. Nelson asked how many parking spaces. Mr. Prater stated 10. President Strong asked about signage. Mr. Prater stated on the side, with peak to have light shining down. Mrs. Nelson questioned the colors on the examples. Mr. Prater answered two shades of gray. President Strong questioned the number of signs, any hours on doors etc. Mr. Prater stated not at this time. President Strong stated he thought the landscaping plan was very similar to the previous plan by previous owner. Mr. Prater stated yes similar. Mr. Lutz explained his first time on the Plan Commission this year. Mr. Lutz stated he likes the front of the building and knew a lot of effort was done previously for the aesthetics and screening on the sides. How many storage units are in the proposal? Mr. Prater answered six buildings. Mr. Lutz asked behind these units, additional storage. Mr. Prater stated a culvert has to be added and a bridge, there is an acre and a half for open storage. President Strong reminded that is why the question about screening. Mr. Lutz stated knew the previous Plan Commission had spent a lot of time on the plan. Want to make sure we are looking out for any future developments to the west. Mr. Lutz questioned the landscaping plan. Mr. Prater stated fence and then trees, should not see the fence. Mr. Lutz looked to Mr. Taylor for guidance on the landscaping plan if it will achieve a blocking from any neighbors on the east and west. Mr. Taylor stated this is the plan that was previously approved, Mr. Prater worked with Mr. Steury when he purchased the property for the plans and what was approved before. Mrs. Nelson asked if grandfathered. Mr. Taylor answered no, new approvals were needed. Mr. Lutz stated wanted to make sure knew what was being committed to. President Strong questioned if Mr.



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Prater had read the commitments from before, example if trees died, they would be replaced. As well as concern is the visibility from the west for proper screening and maintenance. Mrs. Nelson asked if all plants/trees are new. Mr. Prater stated some already there, at least 50 evergreens. Mr. Lutz questioned items on plan regarding parking positioning. Mr. Prater explained. Mr. Lutz asked if low ground to the back. Mr. Prater stated high ground, and grass. Discussion on the actual plan on details regarding landscaping. Mr. Lutz stated he would like to ensure a commitment that the back will be not only screened but will aesthetically pleasing with trees and landscaping. President Strong verified that the back outdoor storage area is the only part that will be seeking BZA approval for gravel instead of concrete or asphalt. Mr. Prater stated yes it would be concrete. Mr. Lutz asked what would be stored in the grass area. Mr. Prater answered boats, trailers, campers, items that could not be stored in a driveway. Mr. Lutz expressed his concern that wishing the business success, would not want to see outgrowing building and storage of cement/concrete equipment be outside of the building visible for those driving by. Mr. Massonne also expressed inability to understand exactly what is being proposed in the back by the materials that have been presented. Concern would be residential zoning next to area, would not want to deter something from coming in later. Aerial view added via monitor. Discussion ensued. Mr. Schrumpf verified this had been previously approved for similar business, as well as the BZA for items and agreement was made when purchased property that the commitments made would be continued. Mr. Prater stated yes that is correct. President Strong shared with Mr. Prater that when he goes to the BZA typically variances are given to the owner not the business so he may want to bring that up for the future. President Strong stated no public hearing needed for this tonight. Mr. Taylor asked for clarification on maintaining of trees and commitment on screening on back, a commitment letter will be needed. President Strong suggested that the Board give Mr. Taylor ability to approve as part of motion. Mr. Lutz asked how to ensure the commitments are continued if future owners. Mr. Culp stated it is written and added to the deed on record. Mr. Schwartz stated he didn't think you could purchase blue spruce. Mr. Prater stated landscaper stated I can.

Mr. Schrumpf made motion to approve PC-0321-005-with the conditions set forth by Mr. Taylor and give Mr. Taylor authority to see screening is maintained. Mrs. Nelson second.

Mr. Schwartz-yes, Mrs. Burkhardt-yes, Mr. Massonne-yes, Mr. Diller-yes, Mrs. Nelson-yes, Mr. Gary-yes, Mr. Lutz-yes, Mr. Strong-yes. Motion approved.

6. **Plan Director's Report:** Enclosed in your packets. March was good month and great year so far. Up for month by \$20K in revenue. Working on updating the town construction standards with Mr. Cooper and Mr. Bryant. Mr. Lutz questioned what was being updated. Mr. Taylor stated construction standards and ordinances that needed updated. Agreed that Mr. Taylor would send the document to Mr. Lutz for review to get up to speed on changes. President Strong shared that there were some discrepancies that needed updating.



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7. **President's Report**- President Strong shared his appreciation for everyone's attendance. While a long evening, glad to see all the citizens present.
8. **Legal Counsel's Report**: No update.
9. **Board Member Comments**: No comments.
10. **Next Planned Plan Commission Meeting**: May 12, 2021 7:00 p.m.
At Red Bridge Community Building
11. **Adjournment**: Mr. Schwartz made motion to adjourn. Mr. Schrumpf second. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:

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