



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

PC-0920-012-R3-PD - Tamarack Section 4

PC-0920-013-R3-PD- Tamarack Section 4

Jackson Park Subdivision Introduction

Plan Commission Meeting Minutes

March 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 Schrumpf
- ☐ Harrison Massonne
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Corey Burkhardt
Glen Schwartz

1. **Declaration of Quorum:** President Strong declared a quorum with seven of nine members present.
2. **Approval of Minutes:**
Mrs. Nelson made motion to approve Minutes from PC Meeting: February 10, 2021. Mr. Russell second. All present in favor.
3. **Public Comment:** President Strong recognized Steven Zell for all his contributions to the Plan Commission, Board of Zoning Appeals and for efforts for the citizens of Cicero. Mr. Zell received an award recognizing the time he contributed. Mr. Zell thanked the members and Town Council and introduced his wife Donna.



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4. Old Business:

Mr. Russell made motion to un-table dockets PC-0920-012-R3-PD, and PC-0920-13-R3-PD. Mrs. Nelson second. All present in favor.

Docket #: PC- PC-0920-012-R3-PD – *This needs untabled.*

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.

President Strong asked Mr. Taylor if any comments. Mr. Taylor stated engineer has reviewed and all is ready for approval.

Mr. Russell made motion to approve construction plans for PC-0920-012-R3-PD. Mrs. Nelson second. All present in favor.

Docket #: PC- PC-0920-013-R3-PD - *This needs untabled.*

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.

President Strong asked if any questions or concerns. Mr. Schrupf questioned if issues with elevations of existing homes were addressed. President Strong verified.

Mr. Russell made motion to approve PC-0920-013-R3-PD as presented. Mr. Diller second. All present in favor.

5. New Business: Jackson Park Subdivision Introduction

Paul Munoz of Arbor Homes will be introducing the concept plan for the proposed Jackson Park Subdivision

President Strong stated to the Board this is an introduction, questions would need to be saved for the public hearing.

Paul Munoz, 9225 Harrison Park Ct, Indianapolis IN Mr. Munoz stated been going on for a while, issues with water and sanitary and others. Would like to move forward with zoning approval knowing there are other items to work through. Mr. Munoz explained the area proposed, 234th street south to Britain Street. Approximately 101 acres. Map was used. 497 Homes with three different product types of homes and different lot sizes. Details of lot sizes were touched on using the PowerPoint presentation emphasis on driveway access changes from last meetings. South would be traditional Arbor product with the North the newer design models. Trail for connectivity and divider from different section and empty nester model. Highlighted 55 acres of open space with dedicated park space, trail, playground and parking space were



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shared as dedicated to the Town as part of the project. Fishing pond option shared. Three different models, 15 different floor plans. New models targeting empty nesters and over 55, examples will be in Westfield in summer. Shared some of the features, all ranch, wider halls, outdoor space. Silverthorne model is the third model proposed.

Mr. Munoz also shared the option of going thru the design center that has been a part of Arbor since 2019, how this helps the buyers and invited any Board members to attend. One previous concern was with landscaping and buffering. Mr. Munoz shared the vision of buffering from existing homes in town, increasing trees and shrubs. Price point is always a question, even though 3-4 years before selling can share the Arbor average currently is \$230-240,000 and expect to be in that range. The Silverthorne model \$340-350,000+.

President Strong stated do not want to get into many questions however if anyone has anything, now is time. Mr. Russell stated had chance to go thru their Design Center, and if you are looking or have questions, a tour could help to answer many of the questions you may have. President Strong agreed. Mr. Diller asked what are the common subdivisions established in the area. Mr. Munoz answered Spring Orchard is one, lots smaller. Jefferson Park in Pittsboro, McCordsville-Safebrook. Mr. Russell there is one off Hwy 32, Plainbrook.

President Strong stated plan is to come back in April. Mr. Munoz agreed that April for public hearing, this meeting to share Plan Commission to get some questions answered.

Mr. Munoz congratulations to Mr. Zell, when made the transition, always wanted to learn, and understand what Cicero was going thru at the time, asked questions and a pleasure to work with. Congratulations.

6. **Plan Director's Report:** Enclosed in your packets. Mr. Taylor stated \$7,000 increase in revenue over last year. End of February, MI have permitted 112 lots, plus 10 more so far this month. Continuing to work on the updates to the ordinances.

President Strong asked if any questions for Mr. Taylor. Mrs. Nelson asked what permits were being issued that were not new construction. Mr. Taylor answered, remodels, decks, fences. Home improvements that do not require a permit is huge but structural is where permits are required.

7. **President's Report-** President Strong shared with Board that Mr. Russell will be leaving the Plan Commission after four and half years of serving. Will miss his insight and knowledge he has shared from other communities. Will miss that contribution. Mr. Russell thanked and expressed his gratitude for the caring of Cicero this group exhibits.

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

9. **Board Member Comments:** Mr. Schrupf stated appreciate Mr. Taylor addressing the unapproved business on Hwy 19. Board members thanked Mr. Russell again.
Mr. Munoz stated he forgot to mention that on March 23 at 7:00 meeting for public regarding Arbor Homes project.



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- 10. Next Planned Plan Commission Meeting:** April 14, 2021
At Red Bridge Community Building

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

President: _____

Secretary: _____

Date: 4/14/2021

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