



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

PC-1221-009-AG Paul Vondersaar

**Plan Commission Meeting Minutes
December 8, 2021
7:00 p.m.**

**Red Bridge Community Building
697 W Jackson Street
Cicero, IN 46034**

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Chris Lutz
- ☐ Greg Gary
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Glen Schwartz
- ☐ Frank Zawadzki- Plan Director
- ☐ Terri Strong - Recorder

Absent:

Harrison Massonne
Liz Nelson
Corey Burkhardt
Aaron Culp-Legal Counsel

1. **Declaration of Quorum:** President Strong declared a quorum with 6/9 members present. Business can be conducted however Mr. Vondersaar will need five votes for approval. President Strong asked if petitioner Mr. Vondersaar wanted to continue or ask for full board review. Mr. Vondersaar indicated he wanted to proceed.
2. **Approval of Minutes:**
Mr. Schrumpf made motion to approve Minutes from PC Meeting: October 13, 2021, as presented.
Mr. Schwartz second. All present in favor.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC-1221-009-AG Paul Vondersaar

3. Public Comment: No public comment.

4. Old Business:

5. New Business:

Docket# PC-1221-009-AG

Petitioner: Paul Vondersaar

Property Address: 0 East 246th Street (Two (2) parcels east of Anthony on north side of 246th)

A Minor Subdivision application has been submitted concerning article four (4) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide one ten (10) acre parcel into three (3) parcels.

Waiver A: Petitioner is seeking relief from Article 4.2 that requires the maximum number of road cuts in a minor subdivision shall be two (2) where three (3) or more lots are adjacent to one or another. The first two (2) adjacent lots must share a common driveway and shall be entitled to one (1) road cut, and the remaining lot(s) shall be entitled to one (1) road cut and shall, if there are two (2) remaining lots, share a common driveway.

Waiver B: Petitioner is seeking relief from Article 4.2 that requires a minimum drive separation of four-hundred fifty (450) feet.

President Strong asked if anyone present representing the petitioner and to step forward to address the Board.

Paul Vondersaar 1105 Bear Cub Drive, Cicero. Looking to divide land into three lots, frontage requirement is 175 width lots, proposing two at 200 and one at 210. Home to the west and east average is 2.38 acres these will be 3.1 not including right away. Larger than what is in the area. Changes to highway thirty-one don't feel the traffic will be as much and thus the request for the additional road cuts.

President Strong asked if any questions or comments from the Board. There is the primary plat indicating the pages in their packets. The well and septic is for placement only on the documents. As long as the ordinance is met, they can be moved.

Mr. Lutz made motion to open the public hearing for PC-1221-009-AG. Mr. Schwartz second. All present in favor.

No comments made.

Mr. Schrupf made motion to close the public hearing. Mr. Diller second. All present in favor.

President Strong asked if any questions from the Board. President Strong also verified that Mr. Vondersaar spoke with the Surveyors office about drainage. Mr. Vondersaar stated yes not requiring anything, also sent to Mr. Lucas. President Strong indicated the possibility of adding the condition/contingency of the outcome of the BZA meeting on the 23rd, regarding the lot to depth ratio. Mr. Vondersaar stated likely 3:1 and ok with the contingency if needed. President Strong stated this would allow Mr. Zawadzki after the primary plat approval, would administratively approve the secondary plat and the project would not come back to the Plan Commission.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC-1221-009-AG Paul Vondersaar

President Strong stated looking for a motion, all motions are made in the affirmative.

Mr. Schrumpf made motion to approve PC-1211-009-AG with the condition of BZA approval of the lot width to depth ratio, this motion includes the Waivers A & B. Mr. Schwartz second.

Mr. Gary-approve, Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Schwartz-approve, Mr. Lutz-approve, Mr. Strong-approve. Motion passed 6-0.

6. **Plan Director's:** Mr. Zawadzki-permit revenue for November 2021 \$18614 and ytd \$152627. November 2020 monthly revenue was \$7709 and ytd 2020 revenue was \$99892. Permits issued twenty-five building permits.

President Strong added that there is the opportunity for the first time in the Planning Department budget to breakeven and perhaps show a profit this year. Also, should be right at one hundred building permits, compared to seventy-five last year. President Strong gave kudos to Mr. Zawadzki and Mrs. Harlow for their hard work.

7. **President's Report:** President Strong thanked everyone for their attendance and reminded everyone that elections will be held in January for the offices of President, Vice-President, and Secretary. Please be thinking of who you would want to nominate for those offices. As this is the last meeting of the year, wish everyone a Happy Holiday and Merry Christmas.

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

9. **Board Member Comments:** Mr. Schrumpf stated that Mr. Taylor was actively working on the lot to the north on nineteen, with the white vans. It doesn't appear that much has been done in recent months, would not like the progress to go away. President Strong stated there is documentation and he would discuss it with Mr. Zawadzki, appears down to ten vehicles but starting to grow up again. President Strong added that they are pursuing three other properties for violations of debris, junk etc. Mr. Lutz asked where we stand on the stone building near the school. President Strong stated he would need a new permit as the other one should be expired. Unclear of why work was stopped after previous conversations. Mr. Schwartz asked if there is a solid number for population increase for Cicero and/or Jackson Township. President Strong can speak to Cicero went from 4983 to 5301, net gain of three hundred people. Mr. Schwartz stated asked because get a lot of fire runs from township and need a new building. Old building is 1973 and definitely need a new building. President Strong stated know you are all working on it, but it is a lot of money. President Strong stated from the Town Council perspective, he would say the two departments are working well together and the best it has ever been. Mr. Lutz concurred.

10. **Next Planned Plan Commission Meeting:** January 12, 2021, at Red Bridge Community Building.

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



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

PC-1221-009-AG Paul Vondersaar

President: _____

Secretary: _____

Date: _____

Location:

Red Bridge Community Center

697 W Jackson Street

Cicero, IN 46034