



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC- 0621-007-R3-PD / Lenar Homes

PC- 0621-008-R3-PD / Lenar Homes

Plan Commission Meeting Minutes

July 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
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Harrison Massonne
- ☐ Glen Schwartz
- ☐ Aaron Culp - Legal Counsel
- ☐ Terri Strong - Recorder

Absent:

Liz Nelson
Corey Burkhardt

President Strong announced that with Mr. C.J. Taylor leaving the Town of Cicero to work for Hamilton County, Mr. Strong will be acting as Plan Commission Director as well as Plan Commission President for the time being.

1. **Declaration of Quorum:** President Strong declared a quorum with 7/9 members present. Business can be conducted as normal.
2. **Approval of Minutes:**
Mr. Schrumpf made motion to approve Minutes from PC Meeting: May 12, 2021, as presented. Mr. Diller second. All present in favor.
3. **Public Comment:** No public comment.



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4. **Old Business:** None

5. **New Business:**

Docket #: PC-0621-007-R3-PD No public hearing required.

Petitioner: Lenar Homes

Property Address: Tollgate Road Cicero, IN 46034

Petitioner is submitting the Auburn Estates Subdivision Final Construction Plans for review.

Docket #: PC-0621-008-R3-PD No public hearing required.

Petitioner: Lenar Homes

Property Address: Tollgate Road Cicero, IN 46034

Petitioner is submitting the Auburn Estates Subdivision Secondary Plat for review.

Stu Huckleberry with Lenar Homes. Presenting Plan for phase one, 62 homes. President Strong asked if questions from the Board. Two packets were received, all packets are section one. President Strong expressed concern for spacing with streetlights, public safety officials expressed concern as well. Currently one is along lot 29-30 which is a long way with only one light. Concern especially as road curves, the lack of light has been expressed. President Strong asked for agreement to allow police chief to have input and add one-two lights as needed. Mr. Huckleberry referred to exhibit plan that was presented to TC, February 4th. Plan shows streetlight placement. Mr. Huckleberry asked if sufficient on this plan or to add more. President Strong reiterated the stretch ending at lot 29-30 is quite a long way. President Strong suggested moving the one at 29-30 to lot 7-8 area and adding another light at lots-15-16. Mr. Huckleberry expressed concern for having lights in so many lots but is amendable to the request. President Strong stated does not require a public hearing for either motion. Questioned Mr. Huckleberry's feelings on adding the lighting change in a motion. He expressed ok. President Strong asked for that to be part of the motion.

Mr. Lutz made motion to approve PC-0621-007-R3-PD with the amendment to move the light at current lot 30 and add an additional light, having placement be at lots 7-8 and 15-16. Mr. Schrupf second. All present in favor.

Mr. Lutz made motion to approve PC-0621-008-R3-PD as presented. Mr. Diller second. All present in favor.

President Strong stated a couple notes: still need utility easement agreement. Mr. Huckleberry said should be received in next couple weeks, couple of edits were required. President Strong stated also the annexation request is pending. Mr. Huckleberry stated waiting on property owner signatures. Mr. Culp stated it was received, had to amend due to no fault of theirs, so now waiting on Lenar to review and



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return. President Strong stated proceeding at own risk until these items are ironed out. President Strong stated appreciate the job working with us and the addition of the lights.

6. **Plan Director's Report:** Mr. Taylor enclosed in your packets. Continue to bring in revenue, \$41,000 above last year, mostly MI Homes. Six permits last week and two more today. 22 building permits for June. There are a couple of code violations, one is taken care of, but work on rectifying the other. Mr. Taylor also sent thank you for allowing him to work for the Town of Cicero for the last 16 years. President Strong asked Mr. Culp the legalities of filling in as plan director. Mr. Culp stated this board would appoint an interim director. President Strong asked for a motion or another person to volunteer to take the role.

Mr. Schrumpf made motion to allow Mr. Strong to serve as interim Plan Director for C/JT. Mr. Lutz second. All present in favor.

Noted: It is a paid position, however, since Mr. Strong is on the Town Council, he cannot receive payment.

Mr. Strong stated have a candidate for the Plan Director job, interviewed by Mr. Schrumpf, Mr. Diller, and Mr. Lutz. The interview committee has agreed to make an offer to this candidate however, they are still employed and asked to not contact current employer. Hope you would have faith without sharing his name. Basically, had gone thru the interview process with Hamilton County. Was in final process. Mr. Lutz added would be a strong candidate. Mr. Strong shared would need to get up to speed on our ordinances, not unlike Mr. Taylor's training as well as inspections. Question on qualifications. Mr. Lutz noted, enforcement, ordinance knowledge, demeanor was positive, commitment to public sector. Expressed agreement to learning the inspection process. Mr. Strong added the candidate has worked for last 10 years in public sector, worked with BZA and code enforcement. Has worked for four different communities moving up each time, has moved to the area and traveling for work. Question raised regarding advertising. Mr. Culp stated when replacing a Department Head not necessary to advertise the position. Combined with the strong candidate applicant, did not advertise. Hamilton County spend several months on the process to replace their Plan Director of 30+ years.

Mr. Lutz made a motion to extend offer of employment for the position of Plan Director to individual, contingent upon agreement of terms of employment with Town of Cicero and passing any background checks as determined by Plan Director, Mr. Strong. Mr. Schwartz second. All present in favor.

Mr. Culp added that Mr. Taylor expressed his willingness to assist now or with the new Plan Director. Also, inspections will be done as needed by Rob Benefield, he assisted with the transition with CJ and will help with new Director.

7. **President's Report:** President Strong thanked everyone for their attendance and engagement while serving on the Board.



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8. **Legal Counsel's Report:** Mr. Culp explained the hiring of a Plan Director. Suggesting that the appointment be contingent upon reaching terms of employment with the Town of Cicero. That way doesn't have to wait longer due to meetings. President Strong stated do have someone to recommend. Amended notes to the Plan Director comments above.
9. **Board Member Comments:** Everyone thanked Mr. Strong taking on the extra duties. Mr. Schrempf's diploma does read IU.
10. **Next Planned Plan Commission Meeting:** August 11, 2021
At Red Bridge Community Building
11. **Adjournment:** Mr. Schwartz made motion to adjourn. Mr. Schruppf second.

President: _____

Secretary: _____

Date: _____

Location:

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