



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

PC-# 0322-01-Parks
Temporary Permit Moratorium
Annual Elections/Appointments

Plan Commission Meeting Minutes

August 10, 2022

7:00 p.m.

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

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Greg Gary
- ☐ Harrison Massonne
- ☐ Liz Foley-Nelson
- ☐ Dennis Schrupf
- ☐ Glen Schwartz
- ☐ Frank Zawadzki- Plan Director
- ☐ Terri Strong - Recorder

Absent:

Corey Burkhardt
Chris Lutz
Aaron Culp- Legal Counsel

1. **Declaration of Quorum:** President Strong declared a quorum with 6/9 members present.
2. **Approval of Minutes:**
Mrs. Nelson made motion to approve Minutes from PC Meeting: July 13, 2022, as presented. Mr. Diller second. All present in favor.
3. **Public Comment:** President Strong explained that this is the time for public comment for items not on the agenda tonight. Seeing no one signed in tonight, will move on.
4. **Old Business:** No Old Business



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5. New Business:

Docket# PC-0822-11 Amendment

Amendment Concerning Article 03-15-20-22-01-A

Amendment to allow for the extension of the temporary moratorium on the issuance of permits for commercial solar systems until October 31, 2022.

President Strong reminded everyone of the moratorium a few months back, in order to get the ordinance in place. In this case waiting on Hamilton County to complete their ordinance. This has been done and approved, so we are looking at an extension of our moratorium until October 31, to complete ours or until the Town Council approves. Whichever comes first. Any questions prior to public hearing?

Mr. Schrumpf made motion to open public hearing. Mrs. Nelson second. All present in favor.

No public comment.

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

President Strong asked if any questions or comments from the Board, explaining that looking for a recommendation to take to the Town Council. The Town Council will review and discuss at the meeting on the 16th. Discussion-or recommendation? Mrs. Nelson stated feel should be a favorable recommendation to extend the time.

Mrs. Nelson made motion to send favorable recommendation to Town Council to extend the moratorium on solar permits, for commercial purposes. Article 03-15-20-22-01-A.

Mr. Schrumpf second.

Mr. Gary-approve, Mr. Diller-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mrs. Nelson-approve, Mr. Strong-approve. Motion to send to Town Council approved.

President Strong stated this would go to the Town Council for the August 16th meeting and look for an ordinance to come back to Plan Commission with public hearing at September meeting for recommendation. Copies of Hamilton County's ordinance were passed out for members to review, and while there are changes that will need to be made, an overlay district will not have to be created. When a developer comes in with a request that parcel automatically becomes an overlay district and will have to comply with the ordinance. They would come to the Plan Commission for recommendation to Town Council then approval from the Town Council because that would be considered a rezone at that time. Appreciate everyone's thoughts on the ordinance for Cicero/Jackson Township.

6. **Plan Director's:** Mr. Zawadzki-permit revenue for July 2022- \$9,926, YTD \$136,805. July 2021 \$14,440 with YTD 2021 \$85,309. For first time in a long while, monthly revenue was down \$4,514 and YTD +\$51,496. For July issued 20 building permits of which were 8 new homes and projects totaled an estimated \$2.4 million. Additional updates this month. The Auburn Estates (Lennar Homes) subdivision section 1 has 62



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lots total and all of those except 8 have been permitted. In Tamarack which has four sections. Section 4 which has 69 lots, all except 23 have been permitted. Also was able to do some further education this month attending seminar in Noblesville on the Fair Housing Act.

President Strong added that Mr. Zawadzki staying busy also working on MS-04 which has a short time to get up to speed, working with Utility and County. Mr. Zawadzki stated now in compliance and working to stay that way.

7. **President's Report:** President Strong thanked everyone for their attendance. Everyone is aware that Hamilton County is doing an overlay district, west of US 31 and goes to Oak Ridge Road. From 216th to 296th that will become their overlay district. The intent is to use Dunbar Road as the access road to any commercial along US 31. President Strong distributed materials to review overlay district information from the County. We have discussed a district similar to this, review and share concerns via email or call Mr. Zawadzki and he will start tracking potential changes. Mrs. Nelson questioned if approved and implemented for any new development. President Strong explained some of the nuances of the County changes and how it differs from C/JT ordinances. Also distributed maps of the area with proposed changes. Discussion ensued on planning decisions coming up, example frontage road possibility. Flippins road and frontage road were discussed for access. Yellow on maps is new utility district, goes to Dunbar Road, and sewer plant proposed at Bakers Corner.

Comp plan is expected to start midyear next year. Usually, a yearlong plan followed by ordinance updates.

President Strong asked for everyone to make notes as they are reviewing ordinances for the updates. Another option is a similar process that Tipton is doing at 28/31 which is a PUD. Developing a PUD where everything is spelled out for any business that would want to go into the area.

Last item to update is that everyone's term is up at the end of the year. This was determined by changes to the legislation governing Plan Commissions. While we had it staggered, this legislation changed how terms are handled. Would like everyone to stay on of course, so be thinking of what you may want to do before we get to the end of the year.

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

9. **Board Member Comments:** Mrs. Nelson asked on the area by 31, is the intent between Flippins and Dunbar to be primarily commercial within that ½ mile area and the rest be mixed use or.... President Strong answered the way the county proposed their side, that area would be commercial. At some of the county meetings around the water topic, there were 1100 homes that is a concern to many. We have been asked if this or that property has been sold, there are a lot of rumors. At this point, we don't have any developer planning a project. Mr. Schrupf questioned the current home access that are along 31 now. President Strong stated he thought they had been bought up the majority. Otherwise not sure what will be done, other than frontage road. North on 31 to Kokomo was used as an example. Mr. Zawadzki stated to the south there were drives put in from a frontage road to the homes.



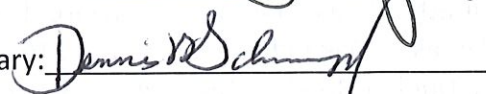
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10. **Next Planned Plan Commission Meeting:** September 14, 2022, at Red Bridge Community Building.

11. **Adjournment:** Mrs. Nelson made motion to adjourn. Mr. Schrumpf second. All present in favor.

President: 

Secretary: 

Date: 9-14-2022

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