



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Plan Commission Meeting Minutes

October 11th, 2023, 7:00 p.m.

**Cicero Town Hall
70 North Byron Street
Cicero, IN 46034**

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Harrison Massone
- ☐ Eric Hayden
- ☐ Chris Lutz
- ☐ Marc Diller
- ☐ Mark Thomas
- ☐ Jenna Majors
- ☐ Aaron Culp - Legal Counsel
- ☐ Frank Zawadzki - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Dennis Schrumpf

1. Declaration of Quorum:

President Strong declared a quorum with 7/9 members present.

2. Approval of Minutes:

President Strong asked for motion to approve minutes.

Mr. Hayden stated the minutes referred to Lennar being present today and they have pushed out to November. Mr. Culp stated it was changed after the meeting. President Strong corrected the date of the meeting. Should be October 11th.

Mr. Massonne made motion to accept amended minutes from the September 2023 meeting. Mrs. Majors second. All present in favor.

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3. **Public Comment:** President Strong asked if any comments on items not on agenda, if so come forward to address the Board.
No public comment.

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

5. **New Business:**

Petitioner: Schledt/Talent Auto Body

Property Address: 7690 E 236th Street, Cicero, IN 46034

Docket#: PC-1023-09-C1- Aesthetic Review for Signage

President Strong asked if petitioner is here. Mr. Zawadzki stated looks like he is a no-show. President Strong questioned if wanted to table. Mr. Culp concurred. Mr. Lutz questioned if had been seen. Mr. Zawadzki stated wasn't the gentleman.

Mr. Thomas made a motion to table PC-1023-09-C1 until the November meeting. Mr. Massonne second. All present in favor.

Petitioner: Plan Commission

Property Address: 331 E. Jackson Street, Cicero, IN 46034

Docket#: PC-1023-12- Ordinance Amendment-Public Hearing

President Strong stated this amendment is for changing the minimum required lot area coverage from 5000 square feet to 10000 square feet in the R-5 zoning district and also amending the minimum lot frontage adding the verbiage that the street access must be direct from the front side of the primary structure.

Mr. Zawadzki utilized the screen to refer to the page that would be changed in the zoning book. Changes on the recommendation of the Town Council. Proposing a change from 5000 square feet to 10000 square feet, density calculation would remain the same. Second part is the lot frontage. Mr. Hayden stated current is 35 feet on public street. Mr. Zawadzki stated amended to read "street access direct from the street on the front side of the primary structure" for the R-5 district. Mr. Hayden stated it addressed his concerns.

President Strong asked for questions. No questions does require public hearing.

Mr. Hayden made motion to open public hearing. Mrs. Majors second. All present in favor.

Rick Haugh 1530 Catamaran Circle questioned sounds like this means less houses more space, I would be agreeable for that.

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

President Strong verified next steps with Mr. Culp. Mr. Culp agreed moves on to Town Council with a favorable or unfavorable recommendation.

Mr. Hayden made motion to send a favorable recommendation to the Town Council. Mr. Lutz second.

Mr. Hayden-yes, Mr. Lutz-yes, Mr. Diller-yes, Mr. Thomas-yes, Mrs. Majors-favorable, Mr. Massonne-favorable, Mr. Strong-favorable Favorable recommendation will go to Town Council.

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Petitioner: Plan Commission

Property Address: 331 E. Jackson Street, Cicero, IN 46034

Docket#: PC-1023-13- Permit/Fees - Public Hearing

Mr. Zawadzki explained this a continuation previously discussed, couple changes from this Board. The reason is the increase in the requests for applications for generators. The only way we have to permit is two separate permits, electrical and accessory structure permit. In response, decided to condense to one permit, fees of \$175 residential, \$295 for commercial. Will use the accessory structure standards, added safety reference. Monitor used to review.

Mr. Hayden made motion to open public hearing. Mr. Massonne second. All present in favor.

Comment made that this is good information. President Strong stated one reason was to streamline the process and inform of expectations upon inspection.

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

Mr. Massonne made motion to send a favorable recommendation on Docket PC-1023-13 as presented. Mr. Thomas second.

Mrs. Majors-favorable recommendation, Mr. Diller-approve, Mr. Lutz-approve, Mr. Hayden-approve, Mr. Thomas-approve, Mr. Massonne-favorable, Mr. Strong-favorable.

Mr. Zawadzki stated he will work to get on next Town Council agenda. Discussion on resolution of fees. Mr. Culp stated easier if first meeting in November. PC Board agreed with timeline.

6. **Plan Director's Report:** Mr. Zawadzki summarized the information enclosed in the packets. Also verified the detailed report of building permits was received in packets. September 2023 permits revenue of \$5310 with YTD of \$772210 compared to September 2022 of \$9706/153132 ytd. Down 4396 for month and -\$80922 for year so far. Issued 29 building permits for the month, 23 in town limits, none of those for new homes. Additionally, 7 in the township with one new home. Estimated cost of \$1558628.

Mr. Thomas thanked Mr. Zawadzki for the building permits report, find it very helpful.

7. **President's Report-** President Strong thanked everyone for their attendance. President Strong brief update on the Comp Plan. We did end up getting the quote from American Structure Point, looking to do some things in house to stay to the budget. Will not impact the overall plan. Will be meeting in the next couple weeks to get the game plan set and reach out for committee members as well as the outreach program details. Mr. Hayden asked if the outreach program was the citizens feedback, and we will be doing that. President Strong answered they will do it, but we will assist with the mailings and such. President Strong added we will do some of the leg work, and when tents are set up, we will help to staff those to offset some costs as well.

Mrs. Majors asked for the timeline of the start of the Comprehensive Plan to time anticipated to be complete. President Strong said he recalled it being 9-12 months. Mrs. Majors commented that with things coming up on the dockets, she felt it would be helpful to have an updated plan. Mr. Hayden stated 10-12 months after finding documentation.

8. **Legal Counsel's Report:** Mr. Culp shared that he anticipates having a long meeting next month after moving to accommodate Fall Break. We have arranged to be here next month and after due to expectation of larger crowds. President Strong stated has reserved Red Bridge thru January for Town Council and Plan Commission meetings. Mr. Hayden questioned Mr. Culp on the legal aspect of rezone. Mr. Culp explained the process, options for requests/questions, and gave examples of previous subdivisions. Explained that unlike a variance you are looking at the Comp Plan, ordinances, future. President Strong asked that

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the two-step process be explained. Mr. Culp explained the process, recommendation to the Council etc. Brief discussion took place on the process.

9. **Board Member Comments:** Mrs. Majors asked if there were any updates for replacing the member to the Plan Commission. President Strong and Mr. Culp stated there have been potential of two and expect appointment soon. Mr. Lutz asked other Board members to review information sent last week, and to start looking at examples of what we want the Comprehensive Plan to include. Example of an unusual Wal-Mart recently seen. Mr. Lutz also discussed article in Reporter about Adams Township and reorg. Please take time to read the article. Mrs. Majors added in Hilton Head S.C. and as traveling on roads, the commercial districts are tucked behind landscaping/hedges. If you do see structures, they are all the same color palette. Also in Gulf Shores, similar situation with color schemes, while bright they are consistent within the community. They are planning tools as we shape our community. President Strong stated as we move forward, we will need to review the ordinances to make sure they match. The Plan is a guiding item, our ordinances have to reflect the items to follow. Mr. Thomas questioned if the county can contribute any additional funds for our Comprehensive Plan.
- Discussion on water, have made progress but continuing to look for options. Mr. Thomas questioned if have found water to the east. President Strong answered that we have water to the east but have not done additional testing to the east, have done testing to the west. There is nothing off the table at this point for looking. Mr. Massonne stated he questioned as he is recalling conversation that Comp Plan and then infrastructure control growth. The timeframe is approximately 2 years. Discussion on the utility district and mapping. Discussion ensued on the mapping and project movement of the Amory.
- Mr. Lutz questioned if the Lennar project had been submitted, has that been sent out. Mr. Zawadzki stated has not sent out due to the change in the timelines. Can be sent out before meeting. Mr. Zawadzki stated he would get out right away.
- Mr. Hayden questioned Amory area being zoned C-1. Has been zoned that for a long time according to President Strong and Mr. Thomas.

10. **Next Planned Plan Commission Meeting:** November 15th, 2023, at 50 Red Bridge Drive, the Red Bridge building.

11. **Adjournment:** Mr. Massonne made motion to adjourn. Mr. Thomas second. All present in favor.

President:  _____

Secretary:  _____

Date: 11/15/23 _____

Location:

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