



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes

November 15th, 2023

7:00 p.m.

Red Bridge Community Center

50 Red Bridge Park or

697 W Jackson Street

Cicero, IN 46034

Roll Call of Members

Present:

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

Absent:

Jenna Majors

1. **Declaration of Quorum:** President Strong declared a quorum with 8/9 members present.
2. **Approval of Minutes:**
Mr. Hayden made motion to approve Minutes from PC Meeting: October 11th, 2023, as presented. Mr. Lutz second. All present in favor.
3. **Public Comment:** No public comment for items not on the agenda.

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

4. Old Business:

Talent Auto Body

An Aesthetic Review application has been submitted concerning signage for the property located at 7690 E 236th Street.

Jim Hall 859 Shoreline Drive Business is at 7690 E. 236th Street here for a sign approval. President Strong stated changing current signs. Mr. Hall Same signs, newer, look better. Mr. Hayden verified same square footage. President Strong stated Aesthetic Review public hearing is not required. No further questions.

Mr. Massonne made motion to approve Docket PC-1023-09-NC for Talent Auto Body for Aesthetic Review as submitted. Mr. Lutz second.

Mr. Lutz-approve, Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Hayden-approve, Mr. Thomas-approve, Mrs. Gillespie-approve, Mr. Massonne-approve, Mr. Strong-approve. Motion passed 8-0.

5. New Business:

Docket# PC-1123-15-C1

Petitioner: Riverview Health Physicians Cicero Family Care

Property address: 1160 S Peru Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning signage for the property located at 1160 S Peru Street.

Christian Sprague 8816 Corporation Drive, Indianapolis. New signage for Riverview Health, replacing signage currently in place and new for monument signage. President Strong asked for Board questions.

Mr. Lutz made motion to approve PC-1123-15-C1 as presented. Mr. Massonne second.

Mr. Thomas-approve, Mr. Diller-approve, Mr. Lutz-approve, Mr. Schrumpf-approve, Mr. Hayden-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Strong-approve. Motion passed 8-0.

Docket# PC-1123-16-NC

Petitioner: Comprehensive Financial/McGill

Property address: 7800 E 236th Street, Cicero, IN 46034

An Aesthetic Review Application has been submitted concerning signage for the property located at 7800 E 236th Street.

Dave McGill 5001 E. 236th Street, Cicero, have went thru the process with the BZA and approved with Aesthetic Review approval. Mr. Massonne stated the building looks great and the signage as will as well.

Mr. Hayden made motion to approve PC-1123-16-NC as presented. Mr. Schrumpf second.

Mrs. Gillespie-approve, Mr. Massonne-approve, Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Lutz-approve, Mr. Hayden-approve, Mr. Thomas-approve, Mr. Strong-approve. Motion passed 8-0.

President Strong complimented the project results and wished continued success in the community.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket# PC-1023 -10-AG-Rezone-AG to R4

Petitioner: Lennar/Clark Farms

Property address: 23995 Anthony Rd/0 E 246th Street, Cicero, IN

Docket# PC-1023-11-AG-Rezone-R4 to PUD R4

Petitioner: Lennar/Clark Farms

Property address: 23995 Anthony Rd/0 E 246th Street, Cicero, IN

President Strong stated the AG to R4 is the first step in the process with the R4 to PUD R4 being the second. President Strong continued by explaining the process further. A Plan Development is in our ordinance under Article 8, section 8.3 was read to explain the differences. The petitioner is requesting a rezone from AG to R4. Then the second docket is request to rezone from R4 to PUD R4.

Presentation points are summarized by the recorder:

John Dobosiewicz N 550 Congressional Blvd Representing Lennar Homes. Other members of team were announced. Description of land using screen was shared. Approximately 240 acres requesting rezone to R4 for development including 2 parcels.

Real estate is approximately 240 acres north of 236th boundary 246th to the north and both sides of Anthony Road. Surrounding area is also zoned AG. Masterplan destination property. Mr. Dobosiewicz stated regarding the Cicero/Jackson Township Comp Plan the Clark Farm proposal will address several objectives of the Cicero/JT Comp Plan. Summarize of the plan indicates that next generation will be different population and the town should seek to attract the younger generation. Also, the school corporation to remain healthy it is important to attract millennials and young families. This is stated as Comp plan wording. Also Mr. Dobosiewicz added that it states many housing options. Variety of homes, walking paths and trails, ample open space areas and high-end amenities developing over next decade. This would not be achievable if several individual subdivisions.

Color site plan is shared via monitors and page three of the brochure to the Board. Mr. Dobosiewicz stated the R4 zoning is to include the proposed townhomes, which are prohibited in other levels, same with density provisions fit closer to R2/R3, R4 allowing the townhomes is the request. Encourages efficient use of land, resulting in more open space, preservation of trees, etc. Concerning drainage and traffic have met several times to understand and accommodate concerns for drainage. Have met with Hamilton County Highway department regarding the traffic, a traffic study will be conducted once 236th and 31 is done. Corner of 236th and Anthony is slated to become a four way instead of a jog by the County.

Tab four of the booklet showed examples of the types of homes to be in the community. The homes are "for sale" on individual lots, low to high \$400,000 single family homes. Area C will have mid to high \$300 price range. Examples of the homes facing Anthony will have rear access drives. Townhomes (100) are on the west side of Anthony and high \$200+ range. Westgate is given as example of the masterplan community proposed being built and located in Westfield.

Tab 6 shows the amenities. PUD Plan requires 20% be allocated to trails and connection to sidewalks. Amenities include a resort style aquatic center, with a family, lap, and kiddie pools, accessed from entry off 241st. Accessed north are sport courts, community shelter, playground, and clubhouse (required by ordinance) that is 5000 square foot overlooking open area. Football field size open space element with additional courts, shelter, and playground equipment on the west side of Anthony. Amenities are only possible due to the master planning and number homes in the mixed-use development being planned by Lennar. All residents would have access to all amenities.

All areas would have five-foot sidewalks and trail paths would be 8 feet. Additional paths would connect amenities.

Mr. Dobosiewicz concluded with this plan would attract and retain the young families desired as indicated by the Comp Plan, and after questions by Plan Commission, and public comment anticipate return at future date for continuing review and discuss comments heard prior and today. Happy to address questions from the Board.

President Strong questioned if wanting to address anything on the PUD outside of what was shared. Mr. Dobosiewicz indicated other than addressing questions, not at this time.

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Lutz stated he would like to proceed to hearing public comment.

President Strong stated before proceeding, would like to address group. There are two docketed items tonight, the zoning request as well as the Plan develop request, we typically will open both for public comment to save time. As you step forward, state name and address for the record, comments will be limited to two minutes due to the number of people present. Address the comments and questions to the Board and not the petitioners or to each other. This will streamline the process. If someone has already addressed your concerns and thoughts, try not to repeat to streamline. Try to refrain from discussing with each other, and there can be a tendency to clap and cheer, refrain to allow speakers to stay focused and Board members to concentrate on what is being said. Be respectful of each other. While this is going faster than we thought, with the number of people present, being respectful of work schedules, if we go to 11 p.m. we will likely table and leave the public hearing open for next meeting to accommodate those that may still want to speak. At the end of public comment, Lennar would have option to address any concerns or comments that have been raised if they would like to do so.

Mr. Lutz made motion to open public hearing on Docket No. PC-1023-10-AG and PC-1023-11-AG. Mr. Thomas second. All present in favor.

Comments are summarized by recorder:

Mike Scherer 137 Ardglass- Cicero- submit paper done by organization, and one page analysis on why this plan does not align with the Comprehensive Plan. Volunteer with the Preservation of Hamilton County. Mission of organization is read. Not about preventing development but smart development to support what the Plan outlines as the vision for the area. Several members to share points on the sheet handed out on why this is not the development for the area. Lennar is a large if not the largest build to rent platform in the country. Allowing quick builds and investors and institutions to buy, not residential buyers. Mr. Scherer gave examples of property value concerns with institutions value versus and the average homeowner. Concern for the supply 700+ homes and impact. Goes against Comp Plan. Expressed desire for the Board to ignore the breakeven need of 1100 homes in the utility district and vote against. (clapping by group)

Jeremy Blume 3414 E. 246th St and 20 Hollister Way Cicero. Unique as own property on the back side of this development and own a Lennar Home. Hear walking trails, amphitheater, and Las Vegas but this is cornfields currently and why we moved to Cicero. This is Fishers, Westfield, and part of Carmel, ask the Board to remain Cicero.

Kimberly Chance 3161 E. 246th St. Cicero. Important to understand this Lennar proposed development is part of a broader development project led by Hamilton County to develop the 31 corridor from Westfield to 296th. Surprised to learn that the Commissioners in December of 2021, who also serve as the drainage board, started to approve the survey work to increase the size of the drainage tile in the area of the Lennar project. According to state statue the current residents are responsible for 100% of the survey and construction costs. Account is in arrears of \$50k, for work in an addition that has not been approved. Also learned that two new fire lift stations would be required in addition to the new station. Concern for staffing of fire and police in the area. Unincorporated current crime rates being used to determine future staffing needs. Crime has been very low. School referendums addressed for the county. Expressed concerns 1) for the three highest executives of the county having already decided how northern Hamilton County is to look and already spending taxpayer dollars to have vision come true. 2) concern for the Lennar project being twice the size of Atlanta, ½ of population of Cicero and current residents being forced to sell due to increases in taxes on their current properties. Approving 720 homes to attempt break even on utility district, despite costs should not be shouldered by the current residents and is unacceptable. Also requested that debate remain open, and public be invited to all future meetings. (clapping by group)

Shelby Wills 24011 Twilight Hills Dr. Cicero. Resident of Jackson Township. Background given, including Parks Department. Sustainability of the community and Jackson Township. Concern for infrastructure being able to handle 1400+ residents. Lennar willing to upgrade but only impacts the surrounding area of the project. Not against growth but sustainability of the area. Ask for looking at budgets in past years to ensure can be sustainable. Indiana Gateway has budgets, neither entity can afford such growth

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

and taxpayers will pay. Asks for delay to research impacts, traffic study with all access roads close. Asking for Board to represent current residents. Asks for meeting to be left open for others to attend. Asks for letter to be added to file.

Mitchell Rockwell 17097 Linda Way 46062, Comprehensive Plan adopted in 2015 goals read, including the rural preservation. Items listed as not being addressed regarding the Lennar project. Questioned if the action items were addressed from the 2015 CP. Concern for small town feel being lost.

Gerald Dunmire 2840 E 236th Cicero, prior to moving here, lived in PUD on 146th street. Moved to get away from subdivision, current proposal is much more dense than 146th street subdivision. Nature currently appreciated. Quoted Section F- Character of area and scattered uncontrolled subdivisions of land that will result in excessive expenditure of public funds. Section N-quoted as well. Direct or indirect burden on surrounding persons/subdivisions. Costs are unknown, but know increase traffic, increase in ground water, police and fire expenses will result in increased costs. Confident will consider current Comprehensive Plan and subdivision control ordinances will be used to maintain current situation. Asked that statement be part of official record.

C.J. Taylor 1 Hamilton County Square, Noblesville. Attending on behalf of Commissioner Mark Heirbrandt unable to attend, sent statement-asking to be read. Letter read to address recent false or inaccurate statements on social media. Hamilton County Regional Utility District was established for the purpose of serving and guiding what is anticipated to be the natural growth progression, north of the US 31 corridor as a result of INDOT reconstruction project currently underway. By owning the water and wastewater utilities the county feels they can somewhat control growth by the location of these services. Recently the Hamilton County Regional Utility District did expand its boundaries beyond what was originally planned. This is the result of learning thru media and other sources that the massive project near Lebanon is in need of several million gallons of water per day. By expanding the boundaries, the Utility District feels this is the first step in protecting water rights in that portion of Hamilton County. Making it hard for any other entity to drill well and draw significant amounts of water to be used outside of the district. Lastly, it has been said that the County courted Lennar Homes to come to the area. This is incorrect. When Lennar Homes heard the County was in stages of Utility District, they contacted the county to see if services would be available for their proposed housing addition if approved. The County and engineers have met with Lennar as well as other developers to determine the needed capacity and use of service to the area they are proposing. Commissioners respect the autonomy of this Board and are unaware of anyone from the County contacting this Board or the Town Council to encourage approval or denial of this project. Thank you.

Rita O'Rear 4302 E. 236th Street, Realtor have watched many homes built in County and worked with many clients, with all levels of construction. Summarized Lennar's business model of not working with the individual client, they build inventory or "for sale" homes and sell as it stands. Concern or large numbers of rentals in Marilyn Ridge and Brooks Chase subdivisions and impact to clients. Clients concerns were lot size, closeness on side yards and small appearance of homes, overall inferior feel of subdivisions. Buyers shied away and values go down. Proposed section 1 proposing 56 feet wide lots of 7800 sq feet, section 2- less at 50 feet wide and lots of 6500 square feet. Compared to current lot ordinance standards. Westgate subdivision discussed as it is being listed as a reference, found extreme density and low quality build. Started 2021 and over 300 homes are complete, how this compares to Clark Farms is suspect. Discovered 50% of townhomes is investor owned, Mrs. O'Rear recommends a limit on investor owned for any subdivision granted approval. Opposed to R-4 zoning and want good size yards that will fit the rural character. Request the public hearing remain open for those unable to attend to be heard. Requested the letter be part of record.

Jeff Brown 2270 E. 266th Street, Lived at location for 31 years. Case study submitted. Will be on website for Preservation group. History impact discussed. IBJ document referencing Westfield growth, in 2008, people moved to escape congestion. Growth happening without patience and proper planning and annexation. Business growth is restaurant. Leading to highest tax rates to pay for schools, significant congestion and need for widening roads. Stressed development to occur in orderly way. Suggests residents of Cicero and Jackson Township to demand an updated Comprehensive Plan that address some historic issues that are referenced in the document. Fight for the following: updated Comprehensive Plan, outline strategy of growth, business, and residents' interests

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

ahead of political interests, does not significantly increase taxes for residential taxpayers, addresses concerns for annexation, throughfare plan along utility district. Concern for commissioners not being residents of Cicero or Jackson Township. Concern for Clarkville being new town based on size of development.

Hugh Berry 3665 E. 246th Street, Border on two sides of his 50 acre farm. Why vote for TIF district in 2017? Why this subdivision would meet Comprehensive Plan? Concern for hook up fees and taxes. Concern for decisions being made on heels of pressure from Hamilton County. Stop decisions for self-need need to stop. Decision should be to deny either project that doesn't meet Plan.

BettyJo Wills 24011 Twilight Hills Drive. Ask for committee to reject project. Do we need 720 houses in one development? Page 27 quoted of the 2015 Plan. Homes, 1400 cars, 1400 people, increase taxes for fire, police that would be needed, crime concerns all mentioned as impact to the project. Concern expressed if approved, then another, and another, and another would be in the area. Page 6-7 of Comp Plan-bedroom community quoted. Asked the board to consider-get Cicero, Arcadia, and Atlanta together and protect, annexation from Westfield, secure borders, keep small town as Comp Plan talks about. Concern expressed for 720 homes, 8 unit townhomes in the country, major changes to environment, smaller subdivisions maybe. Do own traffic study, once other access roads are closed and, in the summer, when traffic is highest. Wastewater plant needs the homes but commissioners do not live or work or drive the area. Don't let us be bullied. Protect the image and idea of what Cicero and Jackson Township is. Expressed concern for school students becoming a number not a name. Review the Plan and what we are described as in the plan. Sheet added for the record and asked for public hearing remain open.

Dwayne Moehl 23581 Colt Way, closing for the Preservation Group. Understands the challenges and support thoughtful development. Ask for deferral until following items are addressed: 1. Consider the zoning and rules for rentals in the Comp Plan, 2. Consider the density, 3. Update Comp Plan to meet long term objective, 4. Conduct independent study of traffic (in summer) patterns and infrastructure needs and taxes, 5. Consideration of the environmental impact-ask for green space to be set aside 6. Create an annexation plan in the area of US 31 to ensure the residents have a say in the types of development. Appreciate opportunity to address and asked for addition to record and hearing remain open.

Ann Mayer 629 Shoreline- Hamilton County resident, compared this addition to South Harbour. Listed South Harbour as custom homes and having elementary school, fire station, church, clubhouse, nature center and playground areas, aesthetically pleasing. Concern for one builder not custom homes at all, number of homes, increased traffic. And what is next? Moved to Cicero do not want to be a Noblesville. Who benefits? Cicero will get burden of care without the tax revenue. Need Board to fight for our community and quality of life, need controlled growth and ask the Board to stand up to Commissioners. Ask for meeting to stay open for future comments.

Scott Griffin 27890 Anthony Road, against the district when Hamilton County is bringing it in. Concern for number of vehicles, 1440, one child takes that to 2100, study done on current situation not the future, roads are not up to par as they were all dirt roads not long ago. Asking Cicero 100 cars thru in the morning, can that be handled, what are residents going to say about that. Do not want city life will visit. Most towns go from town out, this is going way out to build in. County can turn around and sell water and sewer- no guarantees can turn around sell. Prices potentially going up substantially. Road width concern with current level of traffic/farmers and a car barely. Concern for four way stops being added. Do not want project.

James Grimes 25290 Mt. Pleasant Road, concern for school impact. Each home added equals potential of 1.3 kids, that is 13 school buses, impact of students equals up to two years before any funding is received from the homes to support the school system and students.

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mike Heirbrandt 11995 Deerwalk Drive, Cicero Everyone has said what came to say. Do not want homes to come in for all the reasons that have been said. Concern for impact of water, sited Noblesville impact to wells. Do not want a Walmart coming in to Cicero. Potential for disaster regarding water. Applauded everyone for turning out and having courage to speak.

Dan Conner 2842 E. 236th Lived in area for 43 years, moved to get away from Geist area and growth. Concern for two things, one Hinkle Creek runs thru property and floods each year. Nothing is being done to improve, and only adding to the downstream flow. No indication that anything is being done to improve. The traffic concerns- took five minutes to leave drive due to current traffic after interchange was opened today. Hamilton County Highway says 3-5000 cars per day on 236th, and with closing of 216th, 226th, 241st, 246th, and 256th a lot more traffic will be funneled on 236th without counting additional 720 homes. Urge Board to do extensive studies and more research before any approvals.

Ponce Herrera 652 Coral Court, Concern for safety aspect of any project. Concern for impact to school, fire, police, ambulance response. Hearing from most that spoke tonight most moved from somewhere else to come here. Shop everywhere to the south, income comes from INDY, most money we make comes from bigger community and make this smaller community. Income supports this community. Know the Board or know of you and heard nothing put positive of you. Appreciate your service to our community and know your decisions will be supporting this community. Support development but the correct development, measured development. Area prior to reservoir was likely farmland so not all development is bad as this is Cicero that we all love, but measured development.

President Strong asked if there was anyone else in the audience that wanted to speak.

Doug Quear 4410 E. 246th Cicero, daughter just purchased 4395 E. 246th Street, and mother lives at 241st at 2175. Lived in area for 63 years. Make living in AG industry, when looking at subdivisions, look at setbacks because have the right to farm. When before Board usually due to giving variances for less than five acres or concerned about drainage. Affects with pest control, getting equipment down roads, no one likes the planes but all within rights to farm.

Katie ? 2002 Dearing Drive, off 216th street Family from area. Want small schools, small town life, want to be in country. Want responsible growth, a lot of potential but need lower price homes.

Elisabeth Fouch 4949 E. 246th, Have horses and for first time in 10 years they got loose. Could have been an issue with traffic. Concerned for traffic levels currently. Want children and animals to be safe. Want to stay small.

Amir Faghieh 23848 Devaney Road, Cicero. Agree with previous comments. Received letter from County that said want to put an open ditch on my property, so we can develop further. There may be more that is happening and concern for precedence being set. Appreciate all the Board members do.

Chris Guffey 5959 E 226th, Thanked Board. Doesn't feel building homes is the real issue it is about density, quality, and pace of development. Question for the Board to ask is: Who is best to make decisions on a new subdivision? Young families should be coming to Cicero. Plans from petitioner are the opposite of what saw when came to Cicero three years ago. Liked the accessible rural community which would describe Cicero. Access to Indy and airport, important yet small rural environment. Not against development in that area, but against the R-4 which is the density. R-2 would be much more tenable to residents as they would be ½ acre lots. Having homeowners determine homeownership decisions, not large corporations expecting high density would be better path for Cicero.

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Dave McGill 5001 E. 236th Street, fourth generation on two farms outside Cicero. Feels Board has a responsibility to stick to the Comprehensive Plan. Not against development a lot of hobby farms and thinks is great. None of the folks developing are not from the community. The Comprehensive Plan should not be uprooted by individuals that are not part of the community.

President Strong declared a 15-minute recess and would return for public comment and letters from Plan Director.
Continuing public comment:

Derek Strainer 1229 Frogs Leap, Cicero. Asked if could get question answered this evening? Do we normally have this many people show up to meetings? President Strong stated no this is not typical, do not have this many attend. It is entirely up to the Board if they are going to ask/answer questions. So far, the answers to the questions is to be respectful to the two minutes and allow the questions. Mr. Strainer continued with the question, if we don't have this many attend and there is this many here in opposition, and there are many that could not make it this evening, trying to speak for others that could not be here. Asking for the Board to make the right decision, have trusted for the 15 years of living here but this impacts my children and community. Son is in the 98% on standard testing and was almost turned down for honors classes due to the number of students. Received personal signed letter from Dr. Arrowood if more students, would we receive that attention. Thanked the Board for their time, isn't easy.

Marty Hunt 3058 Stillwater Dr. Cicero. Came back to the community, we know growth is coming. Concern for the water, Lafayette and ourselves, do we have enough water. Living in Hamilton County see the Carmel, Fishers, Noblesville growth of 3-4 story buildings. Adding 2000 how are people going to have breakfast at Erica's or get through one light in town. Know growth is coming but needs to be slow.

Megan Miller 4295 246th St. Bought property to raise family, an 1837 home. Knew growth would be coming but not 6 years in. Guarantee would need to move if subdivision came in, would not be what I dreamed of growing old in when purchasing the home.

President Strong saw no more hands. Asked Mr. Zawadzki to read any letters into the record.
As above, all are summarized by the recorder and letters entered into file record.

Mr. Zawadzki read:

Andrew Snyder 4111 E. 236th Home. Against project, not against Lennar, but area can not handle traffic. Suggested one acre lots, with other 31 projects and closing of roads concern for traffic. Any developers should work together to avoid infrastructure issues such as Westfield has.

Jay Trauring- 4725 E. 231st. As a resident this would adversely affect family. Page 19 section 2.13 quoted with limits on zoning per ordinance. Should not be allowed. Page 22 also quoted, protecting spot zoning. Should be prohibited. Page 16 section-land uses non conflicting with prior zoning. Should be prohibited. Sets precedence for future growth and impression of ordinances being loosely enforced by Board. Concern for safety was also expressed. Concern for taxpayer burden on utility, costs associated to existing homeowners, traffic on roads. Fire and police and health emergency services staffing concern to support this subdivision, what costs will homeowners have to incur. School concerns-10-year projects did not include such rapid growth. Impact should trigger new study on resources. Failure to meet IC36-7-600. Respectively request deny application.

Mike Bolt-24040 Twilight Hills- lifetime resident Hamilton County. Not expecting to stop development, actually need Lennar to happen to possibly hook up to the wastewater treatment plant. Concern for the tract home subdivisions and impact on the community, infrastructure, schools. Concern for the quality of products for the new homeowners, issues with the zero lot lines, issues with parking and snow removal. Pressure to Anthony Road. Willing to sit down and discuss how to make changes.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Quigley Family 2853 E. 236th Street, Concern expressed for pressure tactics on recent purchase by friends of a Lennar home for closing and issues with homes. Sharing processes and impact on the quality of homes. Concern for lower price homes, which will bring young families and impact to schools, police, and fire. Long term impact is costly to taxpayers. (Dave and Ann)

Angelina Fouch -4865 E. 236th Unable to attend the Clark Farms meeting asked Dwayne and Joanie Bold to represent us to voice concerns and opposition to plan.

President Strong thanked Mr. Zawadzki for reading the above letters. Asking if anyone else had anything to add that had not been said.

John Hancock 24495 Devaney Road. Chose Cicero 44 years ago. Referred to the beer can line, years ago Hwy 32, 236th is the current line, if this is approved, line moves to 246th. Asked for a dumpster on his property for the kids to aim for.

Chad Herdwick 24210 Devaney Road. Like all the comments heard, which are all opposed. Not against development, in construction business, do not want Lennar here. Wants to get younger kids through Hamilton Heights before impact to school. Don't like how county is pushing things. Ditch we likely will have to pay for, isn't right. Against project.

Jane Moore 24270 Devaney Road. Lived there for 25 years, against the project. Traffic, people do not want. The problem is it is too many homes. Impacted by ditch, estimate at \$10,000 for ditch for them. Looking at moving already, can't afford to stay with taxes, etc.

President Strong stated the process will be as follows: we will close this public hearing, allowing Lennar to respond to the Board, allow the Board to ask questions. Lennar has already stated they will be at the December 13th meeting to address items. President Strong stated will reopen the public hearing at that meeting. Legally have to close this hearing to conduct further business.

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

President Strong invited the representative from Lennar to come up and address any items or comments from the Board. Mr. Dobosiewicz stated have received tremendous amount of testimony from public and lot of information. We will have an opportunity to review prior to the next meeting. To make good use of Boards time would like to hear any items from them so we can address, not wait until December meeting to hear then have time to work on. Several comments made regarding fiscal study, in packets and asked for it to be shared on website for the public to review. Regarding the PUD, understand positioned correctly and the way the town has done in the past to address rezone and PUD. Make sure that was done correctly, that we don't have to reset if not done within towns rules. We did have a neighborhood meeting, received comments at that time, but not written testimony. President Strong addressed the comments about your request is to do the AG to R4 and then R4 to R-4PUD and this can be done. It is being done correctly.

Any Board comments or feedback at this time. President Strong stated he wanted to share that currently we are working with American Structure Point to do a Comprehensive Plan. This may get started late December or early next year, process will have public hearing portions and hope we have a lot of people attend those as well. After that, once through plan we go through the zoning ordinances to ensure items line up with the Comprehensive Plan. Will be announced and do outreach to keep individuals informed; the process does take approximately 9 months to complete. There should be many opportunities for feedback.

Mr. Lutz stated no questions at this time, appreciate Lennar's position to review information. President Strong brought up their covenants and restrictions and the zoning ordinances have conflict. One being driveways-item 3-Article 715 should not apply to residential driveways. Would like to see this in the document. When will trails be installed at what point? Same with sidewalks? Would like clarification on those points. Item K- regarding monument signs if rezoned, signs would have to follow standards under Article 10.3. In fencing under item G-you spoke of fencing 6 inches off property line, our ordinance states can be on the property line

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

to look at that to ensure they match to prevent misunderstanding in the future if approved. Item C-Architectural Standards, corner lots do have two fronts per ordinance. Ensure this is addressed in your standards. Item number I-along the major roads- there is variation with bump outs, sunrooms, etc. Along 246th and 241st streets adding additional windows so does not look like solid walls, especially considering smaller lots. President Strong he could wait until next meeting or continue on. Mr. Dobosiewicz stated if could be sent via Frank and the rest of the Plan Commission for review. Mr. Hayden stated have heard how this will impact citizens of the area, would like to see a list of what the benefits are, not just to the subdivision residents but to Jackson Township and Cicero. Mr. Dobosiewicz agreed. Mr. Massonne questioned items regarding landscaping, asking for clarification at next meeting. Section 1, if mounds could not be done. Comparisons to Westgate and Auburn Estates to be clarified as they are different zoning and different lot sizes. Mr. Zawadzki stated had several items, Mr. Strong and Mr. Massonne addressed some but Section 3 speak of Article 7.15. This is a big article and should specify entrance to drives and passing blisters or excel lanes to be addressed. Letter G-fences should Article 7.21 limits the height of the fences. Should specify Section 7 letter C-like it to be specific that on fronts it should be brick. Section L-approvals, sit down and discuss this further. Mr. Dobosiewicz suggested along with the list mentioned before, if the staff could share this then we can go through the list to have answers at next month and to the Plan Commission. Mr. Zawadzki added Section A-lot landscaping standards-wording is "in lieu of" and would be opposed to that. Mr. Dobosiewicz stated would be able to respond better if presented in person.

President Strong stated he was sure everyone had a lot of information to absorb and would like the opportunity to do so, look for a motion to table.

Mr. Lutz made a motion to table Docket PC-1023-10-AG to R4 and PC-1023-11-R4 to PUD R4. All present in favor.

President Strong stated dockets tabled until next meeting. Mr. Zawadzki will have all the requested documents. Also announced to the public if they had items they wanted to review, to reach out to Mr. Zawadzki to gain access to those materials.

Thanked everyone for their time and attention. Next meeting will be December 13, at Red Bridge.

6. **Plan Director's Report:** Mr. Zawadzki stated report enclosed in your packets. October permit revenue is \$13255 with Ytd 2023 of \$85465, compared to 2022 October \$9099/\$162231, difference of -3549 and -76766. (math doesn't work for month). Issued 16 permits 7 inside limits/0 new homes. Estimated cost is \$30 million biggest is the National Guard Amory which has been submitted for permitting. Also finalized the discharge portion of MS-4.
7. **President's Report:** Thanked everyone for being here and being prepared. Taking the time for the next 30 days to digest and dig into the comments, and information presented to be able to discuss. Giving thought to potential vote to the Town Council at the next meeting. President Strong asked if the presentation could be put on the website, Mr. Zawadzki stated he would be able to get help to do this.
8. **Legal Counsel's Report:** Mr. Culp wanted to note that we do not get to approve this, we make a recommendation to the Town Council. It can be positive or negative or no recommendation but has to be sent on to them. Can include comments or revisions if there are any. As you are thinking ahead. Mr. Hayden questioned if there would be two recommendations. Mr. Culp stated yes on both of them. Mr. Lutz questioned if they could be contingent upon each other. Mr. Culp stated it could be done as contingent with wording to the TC accordingly. Mr. Culp stated we are not obligated to take a vote if there are more information or detail needed. Discussion on the process.
9. **Board Member Comments:** Mr. Thomas asked for letters/emails to be sent on to the Board. Mr. Lutz concurred. Mr. Hayden thanked Mr. Strong for all he did.

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

10. Next Planned Plan Commission Meeting: December 13th, 2023, here at Red Bridge and anticipate another large crowd.

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

Location:

Red Bridge Community Center

697 W Jackson Street

Cicero, IN 46034

President:

A handwritten signature in black ink, appearing to be 'Dan', written over a horizontal line.

Secretary:

A handwritten signature in blue ink, appearing to be 'Eric', written over a horizontal line.

Date:

12/13/23

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034

PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

