



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

**Plan Commission Meeting Minutes  
January 8<sup>th</sup>, 2025  
Red Bridge Community Park Bldg.  
25 Red Bridge Park/697 W Jackson  
Cicero, IN 46034**

**Roll Call of Members**

**Present:**

- Dan Strong
- Wendy Gillespie
- Harrison Massonne
- Dennis Schrumpf
- Chris Lutz
- Marc Diller
- Mark Thomas
- Ford Hebner
- Dennis Johnson
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

**Declaration of Quorum:** President Strong declared a quorum and welcomed Dennis Johnson to the meeting. Mr. Johnson is joining the board, and this is his first meeting.

**Election of officers:** President Strong announced first item of business is election of officers. This is always done during the first meeting of the year.

**Mr. Lutz made motion to open nominations for President. Mr. Schrumpf second. All present in favor.**

Mr. Schrumpf moved to elect Mr. Strong as President. Mr. Thomas second. No other nominations.

**Mr. Schrumpf made motion to close nominations for President. Mr. Lutz second. All present in favor.**

**President Strong stated there is one nominee for President- Dan Strong. All present in favor.**

President Strong thanked everyone for the confidence they have in him. For the record, someday I might like to retire, don't be afraid to nominate someone else.

**Mr. Schrumpf made motion to open nominations for Vice President. Mr. Diller second. All present in favor.**

Mr. Lutz nominated Mr. Schrumpf for Vice President.

Mr. Massonne nominated Mr. Lutz for Vice President. Mr. Lutz refrained.

**Mr. Massonne made motion to close nominations for Vice President. Mr. Thomas second. All present in favor.**

**President Strong stated there is one nominee for Vice President-Dennis Schrumpf. All present in favor.**

**Mr. Schrumpf made motion to open nominations for Secretary. Mr. Diller second. All present in favor.**

Mr. Lutz nominated Mr. Massonne for Secretary. Mr. Schrumpf second.

**Mr. Hebner made motion to close nominations. Mr. Massonne second. All present in favor.**

**President Strong stated there is one nominee for Secretary-Mr. Massonne. All present in favor.**



## **CICERO/JACKSON TOWNSHIP PLAN COMMISSION**

**Officers for 2025 are President Strong, Vice President Schrumpf, and Secretary Massonne.**

President Strong stated next order is to appoint Mr. Culp as legal counsel and Mr. Zawadzki as Planning Director.

**Mr. Schrump made motion to appoint Mr. Culp as legal attorney and Mr. Zawadzki as Plan Director. Mr. Massonne second. All present in favor.**

**Approval of Minutes:**

**Mr. Lutz made motion to approve Minutes as submitted for December 11<sup>th</sup>, 2024. Mr. Diller second. All present in favor.**

**Public Comment:** President Strong announced this is the time for anyone wanting to speak on any items outside of agenda items.

No public comment.

**Old Business:** No old business.

**New Business:**

PC-0125-03 - US 31 Jackson Township Overlay District – Ordinance # 01-21-2025-01

President Strong indicated a Public Hearing is required after Board discussion. Mr. Culp indicated items would be read through.

President Strong stated to the public that the US 31 Jackson Township Overlay District is being proposed this evening to establish a framework for the Overlay District. Basically, this is the starting point to put standards in place moving forward. We have heard at previous meetings from residents of Cicero and Jackson Township the need for more standards on the east side of US 31 corridor and Jackson Township. In listening to the residents, the Commission has decided to create a framework for this Overlay District as a starting point which will run from 216<sup>th</sup> to 296<sup>th</sup> on the east side of US 31. We realize there is a lot more work moving forward to get additional standards in place. But one thing we heard in knowing this was created as a utility district and a TIF district that we will see an increase in commercial development interest. We want to have standards in place and requirements for setbacks and building standards. While we starting working on this a few months ago, this is the first blush to those standards. A lot of time and energy has been spent so far. One thing this does not do, the Overlay District as it is created does not change any current zoning. Not advocating any zoning changes today. The Overlay District does not alter any permitted uses, or non-permitted uses, or Special Exception Uses. Example of anything an Ag zoned property is permitted today, it will continue to be able to do. Overlay District will not change any single-family residential property. Example: if you want to paint your house blue, you do not have to come before the board to paint your house blue. The Overlay District does not change anything in relation to farming and agriculture today. We (the Board) tried to make sure that items we heard the residents didn't want changed were not changed. The District is designed to get standards started so if a development were to come tomorrow and propose a building, there are standards for masonry, requirements for some of the items they could do. Requirements for setbacks as well. Looked at things if a commercial is adjacent to a residential property that there is a greater setback, more detailed landscaping required, the properties along US 31 have different landscaping standards. Those properties that would have two fronts have more required landscaping.

Mr. Culp added the establishment of this district does not indicate the Plan Commission or the Town Council agrees with changing any zoning lines. The reason for this was a Land Use Variance that was granted allowing commercial activity in this area without construction standards to apply. This is putting items into place to correct that possibility. If someone wants to put anything other than a single family residential or farming they would have to meet these standards.

Mr. Lutz questioned Mr. Culp existing conditions are that if someone went before the BZA with a Land Use Variance and it was granted they could move forward with no Plan Commission oversight. Mr. Culp stated correct without this ordinance. Mr. Lutz clarified that this ordinance in the event the BZA would approve something it would ensure the petitioner would have to





## **CICERO/JACKSON TOWNSHIP PLAN COMMISSION**

come before the Plan Commission and be held to these standards. Mr. Culp stated they would have to come here or show that they are meeting all of the standards and requirements.

**Mr. Massonne made a motion to open the public hearing. Mr. Schrumpf seconded. All present in favor.**

President Strong asked if any questions or comments from the public. Step forward and state name and address for the record.

Rick Hahn 1313 S. Catamaran, Cicero. General question relating to changes in Sheridan and west side of 31, have they effectively shut down the west side after their vote in Nov, and will we see more interest in the east side?

Mr. Culp answered do not think we will, remember we already control the zoning on the entire east side of 31. Prior to the reorg Sheridan did not control the zoning in Adams Township. That means the County wrote the ordinance and the County was the Plan Commission and BZA that enforced the ordinance. Whereas in Jackson Township and Cicero since 1972, we have had an agreement where we have one ordinance that applies to the whole area and comes to the body like this that is made up of town and township residents. And the BZA which is also a combination. What they (Sheridan) did is get themselves in the same position that we already are.

**Mr. Massonne made a motion to close the public hearing. Mrs. Gillispie seconded. All present in favor.**

President Strong asked if any questions by Board members. Keep in mind this is for a recommendation to the Town Council. The Town Council will have the final say, we will send either a favorable recommendation or an unfavorable recommendation. Mr. Massonne stated he thought it was fun collaborating on this and think it will be a good framework for any development that would want to come to the Township. President Strong thanked for the comments and shared appreciation for work that has been done so far, indicating more work to be done.

**Mr. Schrumpf made the motion to send a favorable motion to the Cicero Town Council as presented on Ordinance # 01-21-2025-01 the US 31 Jackson Township Overlay District. Mr. Hebner second.**

**Mr. Massonne-favorable, Mr. Schrumpf-favorable, Mr. Lutz-approved, Mr. Diller-favorable, Mr. Thomas-favorable, Mr. Hebner-favorable, Mrs. Gillispie-favorable, Mr. Johnson-favorable, Mr. Strong-favorable 9-0**

President Strong stated this will go to the Town Council with nine favorable votes.

PC-0125-02-R5 - Ordinance Amendment Chapter 3 - Ordinance # 01-21-2025-02 does require a Public Hearing

President Strong reminded everyone this is an amendment relating to the R-5 zoning district. Back in November of 2023 we changed the square footage required in the R-5 zoning district from 5000 square feet to 10000 square feet also changed the access point required. At the time the intent was not, but residents brought to our attention, a few lots had been in the approval process and now with the changes they had to go back through the approval process with the BZA. This was not the intent of the board. Coming back to amend the ordinance, anyone before the November 2023 would be approved under the old ordinance of 5000 square feet. President Strong asked if Mr. Culp had anything to add. Mr. Culp stated not unless there are questions.

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

Paul Vondersaar 1105 Bear Cub Drive, Cicero. Mr. Vondersaar clarified that just making anything before Nov meeting would be legal. Anything that was subdivided or changed would be legal. President Strong explained that is correct, could say legal non-conforming. Anyone that would come in after that date to subdivide a property it would have comply to 10000 square feet. Mr. Lutz questioned the date. President Strong read the ordinance, for lots that were legally subdivided and in existence on or before November 21, 2023. Mr. Culp stated he believed that was when the Town Council approved the ordinance. Mr.





## **CICERO/JACKSON TOWNSHIP PLAN COMMISSION**

Lutz stated he wanted to clarify because he thought it was November 2024 that the TC stated they would support a modification.

President Strong continued the ordinance: for lots that were legally subdivided and in existence on or before November 21, 2023, the minimum lot area for use as a single-family residential use for use shall be 5000 square feet.

**Mr. Schrumpf made motion to close public hearing. Mrs. Gillispie second. All present in favor.**

President Strong asked if any questions by the Board. No questions. This will be a recommendation to the Town Council. Either a favorable or no favorable recommendation.

**Mr. Lutz made motion to send a favorable recommendation for PC-0125-02-R5 - Ordinance Amendment Chapter 3 - Ordinance # 01-21-2025-02 to Town Council as presented. Mr. Hebner second.**

**Mr. Schrumpf-favorable, Mr. Lutz-approve, Mr. Diller-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillispie-approve, Mr. Johnson-approve, Mr. Massonne-approve, Mr. Strong-approve 9-0**

President Strong stated nine votes for favorable recommendation going to the Town Council.

**Docket# PC-0125-01-R5**

**Petitioner:** The Entrust Group Inc/Paul Vondersaar

**Property address:** 50 & 70 W Buckeye Street, Cicero, IN 46034

A Rezone application has been submitted concerning article 13 of the Cicero/Jackson Township Zoning Ordinances in order to: Rezone 2 parcels currently zoned as "R5" Old Town Residential District to "NC" Neighborhood Commercial District.

Paul Vondersaar 1105 Bear Cub Drive, Cicero Purchased the old barn, fun factory, at 50 W Buckeye and also the white house at 70 W Buckeye. This building has been used for commercial for 40- 50 years since it is built, however still zoned residential. Each time someone has purchased they have had to be approved. Trying to rezone to commercial so if have a tenant change in the future they don't have to come before the board. Plan is to update the building, already working on. Have two people looking to lease and then will work on the outside.

Mr. Thomas asked how many square feet the building is. Mr. Vondersaar stated 8280. Mr. Thomas asked if there are plans for apartments in the future. Mr. Vondersaar stated looking for low volume, not looking for restaurants or bars, low volume professional, possible small storage. No large retail or large volume. Mr. Thomas asked if he was looking to combine the two or leave as is. Mr. Vondersaar stated the barn is "L" shaped, and the house would be removed. We would remove the house and make a parking lot. Mr. Lutz asked on permitted uses, clarify what would be permitted. Question was on a convenience store with gas station. The NC does not allow gas stations.

**Mr. Schrumpf made motion to open public hearing. Mr. Thomas second. All present in favor.**

Steve Zell 985 Morse Landing Drive, Cicero hear to support project. 100% behind the clean up of the area. Support the petition.

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

Mr. Schrump questioned Mr. Vondersaar if he had painted the building or if that was done by the previous owner. Mr. Vondersaar stated done by the person he purchased from. Quick history, two parcels, the fun factory was gave up the barn and house, she sold the barn and kept the house. Property line goes through the barn to the north of the house, so was able to purchase both combined. Cole did have it painted while he had it, but we do plan on doing more but want to get the inside done.

President Strong stated this would be a favorable or unfavorable recommendation to the Town Council. Additionally, as long as I can remember it has been used as a commercial building and been before the BZA for many Land Use variances. This also would be consistent with other properties in the area.





## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Massonne made motion of a favorable recommendation to the Cicero Town Council on PC-0125-01-R5. Mr. Schrumpf second.

Mr. Lutz-approve, Mr. Diller-approve, Mr. Hebner-approve, Mr. Thomas-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Johnson-approve, Mr. Strong-approve 9-0

**Docket #** PC-0125-10-NC

**Petitioner:** The Wildflower Beauty Co.

**Property Address:** 120 S Peru Street, Cicero, IN 46034

An Aesthetic Review application has been submitted regarding the property located at 120 S Peru Street, Cicero, IN 46034.

Sasha Pizana and Allison Thompson 120 S. Peru Street, Cicero. Here to speak about business The Wildflower Beauty Co. bringing a salon to Cicero. Ms. Thompson added have done a lot of work to the interior and put a sign up and got direction from Mr. Zawadzki about aesthetics of the sign. Sign showed. Put logo on top of previous sign. Pictures shown of future option also. Ms. Pizana stated can see the window also shows a logo, would like to add a bench and potted plants in the spring. Street sign has also been updated. Can see the three bushes in front.

President Strong questioned if intent would be to do anything with the bushes. Ms. Pizana stated maintain them, would need permission from landlord of course.

President Strong recapped that the awning is planned or wanting. Ms. Pizana we would want to, plain black no writing. Mr. Massonne complimented the photoshop. Mr. Schrumpf stated that section of walkway section is quite wide for bench placement. President Strong stated looking at adding an awning and painting the door, signage on the window. Questioned hour signage on windows. Ms. Pizana stated she will use a QR code for patrons to use. Discussion on hours. Ms. Pizana stated she would add hours to window.

President Strong stated no public hearing required this is for aesthetics only and complimented the presentation.

Mr. Zawadzki added appreciate the improvements and they have been pleasant to work with, completely compliant with Mr. Smith as well.

**Mr. Schrumpf made motion to approve PC-0125-10-NC understanding that the door will be eventually painted black, awning will possibly be added, along with a bench and planters, with wreath on door, and signage for hours. Mrs. Gillispie second. All present in favor.**

**Plan Director's Report:** Mr. Zawadzki recapped packet information. Permit revenue for December 2024 was \$5110 and YTD of \$63971. December 2023 \$4927 with YTD of \$97006. This is an increase of \$183 for month and decrease of \$33035 for the year. Issued 17 permits, 16 in Town, 0 new homes, one in Township, 0 new homes. Estimated cost of permit projects is \$919565. BZA meeting for January is cancelled due to no petitions. Continued education with Storm Water Run-off training.

**President's Report:** President Strong appreciate everyone attending and due diligence in being prepared. Getting the Overlay district off to the Town Council for review and consideration is appreciated, making headway.

**Legal Counsel's Report:** Mr. Culp no report.

**Board Member Comments:** Mr. Lutz to reiterate comments about Overlay District, feel put forth a good effort. Commission has worked well as a group; everyone has offered different perspectives and thoughts. And we have balanced it with the need to get something passed. Feel good moving to the Town Council, they may tweak or have



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

questions but all in all good. Was ready to ram it through fast as could and appreciate Mr. Strong slowing it down and have ended with a good product.

### Next Planned Plan Commission Meeting:

February 12<sup>th</sup>, 2025 @ Town Hall on Byron Street.

11. Adjournment: Mr. Schrupf made motion to adjourn. Mr. Hebner second. All present in favor.

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

### Meeting Location:

Red Bridge Community Park Bldg.  
25 Red Bridge Park/697 W Jackson Street  
Cicero, IN 46034