



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes

February 12th, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

Roll Call of Members

Present:

Dan Strong

Harrison Massonne

Chris Lutz

Marc Diller

Dennis Schrumpf

Mark Thomas

Ford Hebner

Dennis Johnson

Frank Zawadzki - Plan Director

Terri Strong - Recorder

Absent:

Wendy Gillespie

Aaron Culp-Legal Counsel available by phone

Declaration of Quorum: President Strong declared a quorum with 8/9 members present.

Approval of Minutes:

Mr. Schrumpf made motion to approve minutes from meeting on January 8th, 2025 Mr. Johnson second. All present in favor.

Public Comment:

No Public Comment

Old Business:

No Old Business

New Business:

Docket# PC-0225-03-AG

Petitioner: Craig Waltz

Property address: 22900 Cumberland Road, Cicero, IN 46034

A Minor Subdivision application has been submitted concerning article 4 – Minor Subdivision Plats of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide one (1) parcel located at 22900 Cumberland Road, Cicero IN, 46034 at 38.58 acres into two parcels. One (1) parcel at 1.5 acres and the remaining parcel created shall be 37.08 acres.

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Craig Waltz 22895 Cumberland Road, present with daughter Kaylie Prichodko and LeeAnn Farrell with Stoeppelwerth and Associates, Inc. for technical assistance on any survey questions. Background given on plans to build for Kaylie and her family to be close to Mr. Waltz. Woods are a wetland area preventing building there, also frontage concerns with another part of the property. Looking to divide 1.5 acres on Cumberland for Mrs. Prichodko and her family while still being on the family farm. Feel we have met all the requirements in the plans, including well and septic. We want to keep the farm in operation. President Strong asked for any questions prior to public hearing.

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

No public comment.

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

President Strong asked for questions from the Board. Mr. Johnson asked if there is drainage on the farmland. Mr. Zawadzki answered there is a regulated drain feature that runs through the parcel. This has been presented to the Hamilton County Surveyors and given approval.

Mr. Massonne made a motion to approve PC-0225-03-AG as presented. Mr. Thomas second.

Mr. Schrumpf-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mr. Johnson-approve, Mr. Massonne-approve, Mr. Lutz-approve, Mr. Diller-approve, Mr. Strong-approve 8-0

President Strong stated approve, please continue to work with Mr. Zawadzki moving forward.

Comprehensive Plan Draft presentation by American Structurepoint and work session-President Strong stated quick update on Comprehensive Plan, started in January 2024 for initial kick off. Have held steering committee meetings, in person meetings, surveys, gathered community input. Since this is the first time many of you have seen the draft this is a scheduled work session to gather your comments, thoughts, and suggestions to get the Comp Plan to a final version that would then go to a public hearing at a future Plan Commission meeting. Turned over to American Structurepoint and Rachel Cardis will present.

Rachel Cardis has had the pleasure over the last year to work on the draft of the Comprehensive Plan, many steering committee meetings to discuss plans, tonight want to have an informal session to go over the points. We want to discuss the land use plan, and implementation plans and give overview of methodology of the recommendation.

Presentation followed. Summarized by recorder.

Structurepoint uses process of Educate, Explore, Empower.

Several meetings and process for seeking input from community members and officials, and non-profit organizations shared. Some of the key things identified as concerns were infrastructure, services, quality of life, long term land use planning, strategic growth came up a lot. Don't mind growth but want it to be quality and planned. This was a recurring item that came up from the key stakeholders.

Kids fishing day was discussed, while a fun day, thoughts shared were able to have more waterfront amenities, utilizing Redbridge Park, ability to visit different restaurants and entertainment centers, as well overall sentiment about growth along US 31, housing, and housing needs to be able to age in place, multigenerational concerns and being able to afford to live here as such.

Community survey recap. Did two surveys for this project. First was public survey to find the housing concerns, amenity concerns. 432 completed surveys. Biggest concerns for Cicero were able to affordability, available housing, quality of life, and retaining youth. For Jackson Township the concerns for the future were losing small town character, unplanned growth, preservation of agricultural uses and future development.

In December survey around the level of growth. 776 completed surveys. 91 took complete survey.

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Recurring themes of community engagement were quality of life, parks and green spaces, ability to have more outdoor and water amenities (perhaps a programming part of parks division), transportation and road congestion, collaboration in government, and preservation of community character.

Draft format in front of members, highlighting the fact of giving Town of Cicero and Jackson Township equal chapters.

Laid out are different strategies for each.

Meetings with Steering Committee highlighted. Six meetings in total. Shared that Steering Committee gave a lot of feedback and questions to mold the maps.

Mr. Thomas questioned the number of institutional areas of the maps. The west was mentioned. Ms. Cardis stated the church, institutional uses would be schools, churches, tax exempt uses. Mr. Thomas questioned if work was done with the landowners. Ms. Cardis stated yes because landowners were on the steering committee.

Mr. Lutz the outline tonight regarding outcome/timeline. Ms. Cardis stated this workshop is to prepare for the ultimate recommendation. March 12 is the targeted goal. Changes should be made via email. Questions are anytime during presentation.

Mr. Schrupf asked questioned regarding Map on 134-appears to be large white area. Ms. Cardis we were unable to obtain information for those areas. Mr. Zawadzki stated those are the areas that we have no jurisdiction. It is a two-mile area around Arcadia and another around Atlanta with exception of Millersburg.

Mr. Schrupf also questioned page 77, if this plan is adapted, could we legally put a hold on any developments that fall into this area until this strategy is reviewed, and a plan could be put into place. Ms. Cardis clarified that a Comprehensive Plan is policy is not law. It is a policy guide. If amendable to the Board, you would have to enact a moratorium until ordinance could be updated. This document does not do that. Mr. Schrupf stated that answers the question. President Strong asked for Mr. Culp to join via phone. Question repeated to Mr. Culp regarding minor subdivision changes and legal aspect of document. Mr. Culp answered that it is correct that this is purely policy, and the interim our current ordinances would apply. Ordinance changes would go from the Plan Commission to the Town Council. Subdivision if they meet requirements they would still be approved. A moratorium seems to be extreme as most of the subdivisions we deal with are one to two or three lot subdivisions. Mr. Schrupf expressed opinion/concern of study of materials for 2-4-year timeframe. Mr. Culp stated do not think can have a moratorium for that length. Moratoriums by court decision have to be very short with a quick turnaround. Here you would be prohibiting people from subdividing, which is different. At this point we are several months away from approval then would start the ordinance revision process which could take six months. So, we would be telling people that they would have to wait over a year.

President Strong asked that Mr. Culp stay on the line if further questions.

Ms. Cardis asked if there were further map questions.

Ms. Cardis led Critical path strategies discussion, with timelines attached to prioritize, staff responsibilities, budgets.

Prioritized as first year and 1-3 years to start.

Two critical path strategies dealing with general and production agricultural district. Several strategies dealing with preservation of Jackson Township and small-town community and agritourism. Agri-business. Ordinance amendments would allow for zoning amendments to allow for those types of businesses. Also discussed farmland preservation.

Transportation also discussed-there are two or three strategies related to transportation.

Water and drainage issues are also discussed when developing strategies.

Downtown area continue the trend of dine local, shop local. Possible incentives through zoning, parking, options for converting residences to businesses.

Housing a highpoint from surveys. Mix uses availability as well as different types of housing.

Grant possibilities for bike plan and park. Looking for ordinances to support flexibility for mix use buildings, example of retail on first floor and residence upper levels.

Matt O'Rourke (Structurepoint) stated while these aren't the only strategies in the plan, each chapter has them, these are the ones bubbled to the surface as the ones to act on in the next five years.

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Mr. Thomas asked if copy of presentation would be available to the Board. Ms. Cardis stated yes. Mr. Hebner questioned if the timeframe was standard for a Comprehensive Plan in the past. Mr. O'Rourke stated the Comprehensive Plan is what do you want the community to look like in 20 years, the document should be good for 10. Regularly visiting the Plan and determining what is good for next year is ideal. Looking at five years and each year evaluating ones that are completed and move to next set. A lot can happen in five years.

Ms. Cardis stated that was the end of the recap and wanted to leave room for questions.

President Strong thanked Structurepoint and opened to Board member questions.

Mr. Lutz asked for plan to be put up on monitor, page four. Mr. Lutz asked for clarification on the page regarding plan being economically viable. Ms. Cardis and Mr. O'Rourke explained that it is framed that they did not want to propose policies that were so economically large scaled that they would not be possible. Mr. Lutz asked on page six, residents and business owners can use this document as a policy framework, and then, developers, homebuilders, and Town of Cicero might use document. Questioning the language used. Ms. Cardis explained. Determined that needed to clarify the wording. Mr. Lutz asked on page 18, regarding the grocery paragraph, questioned if community was asking for these amenities as it has been stated to me (Mr. Lutz) that they don't want a big grocery store. Ms. Cardis stated while they were ok going to other areas for groceries, the big part of that paragraph was desire for the youth programs. Having things for the youth to do at night. Mr. O'Rourke stated hearing from public that they don't want the big box but want more restaurant and local entrepreneurs. President Strong stated he questioned if driven by Jackson Township or Cicero residents. Could have been different groups. To review the language.

Mr. Lutz referred to pages in the 30's with managed and controlled growth language. Similar to the other comments. Ms. Cardis stated heard a lot of the we don't want...without roads, infrastructure in place. Mr. O'Rourke stated on each page is a "what we heard" section. Mr. Lutz stated he looked at it as if there is support for growth in these areas, he has heard that the support for growth is limited to these areas. Concern for distinguishing the language and understanding what people are saying. Mr. O'Rourke stated the development to pop up between Cicero proper and 31 with no connective tissue between. Concern for spot zoning, no big development in Jackson Township. Ms. Cardis stated density in Jackson Township was overwhelmingly commented. Mr. O'Rourke stated the surprising is Hwy 19, people thought growth was going to happen, comments were that we thought it was going there and would like it there.

Mr. Lutz page 57, transportation, make sure we reference golf carts as we move forward. Ms. Cardis stated design consideration for trails, sidewalks etc. for the future. Mr. Hebner asked if we had a width requirement. Mr. Massonne stated most are not allowing motorized vehicles. Mr. Lutz stated not intending on to formulate the solution in here but to highlight as we go forward in planning. Brief discussion ensued.

Mr. Lutz page 67, existing conditions. Ms. Cardis highlighted as Cicero Parks an asset, but too small and overcrowded. Desire for more green space and variety. Mr. Lutz stated question was more broad, where did this generate. Mr. O'Rourke stated from what we heard via surveys. Mr. Lutz questioned gap analysis, is this available to us. Mr. O'Rourke stated we summarize but the trends are available, and the tables can be sent to board.

Mr. O'Rourke explained that the trade areas information, visitors that are coming from other areas, look at this section in two areas, who is spending money weekly and who coming from other areas.

Mr. Lutz suggested that the pictures used are local as much as possible, example used was library versus firetruck pictures. Ms.

Cardis stated she will take others and willing to accept ones that others may have.

President Strong asked if other questions by members. This is opportunity to ask prior to final going to public hearing and ultimately Town Council.

Mr. Johnson questioned 768 looked at website, 91 did complete survey, less than 12%. Questioned if there are ways to reach more of the 88%. Ms. Cardis first surveys were 15 minute, 436 responses. The site was the future land use maps and critical survey results. This was anonymous only sharing the time they spent on the site. Mr. Zawadzki added that previously this was commented that this was better than other communities. Mr. O'Rourke stated probably a record, definitely a lot of interest.

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Mr. Zawadzki stated on the maps; the boundaries are not accurate. Town of Cicero areas that are annexed over a year ago. Mr. Zawadzki stated he would provide.

Mr. Lutz questioned the Plan Commission if enough detail provided in the maps for areas. Concern for spot zoning. Mr. O'Rourke stated while the small areas appear small they may not be as small as perceived in the maps. Ms. Cardis stated she wasn't planning on any housing that wasn't already zoned for it. Mr. Lutz questioned if the housing areas being closer to Cicero was reflective, or is demand be closer to 31. Mr. O'Rourke stated appreciated the question, interest is there if you plan for it. Stating closeness to metro region, Indy, access to 31. Interest is here; developers will look for easiest path. Discussion ensued.

Steering committee recommendations and the plan document (a 10-year plan) was discussed again as a policy guide does not change to ordinances or zoning rights.

Mr. Thomas parks were a huge deal, but do not see a lot of areas for parks. Ms. Cardis pointed out the areas with park space on the maps, but areas were reduced by the steering committee. Mr. Hebner shared county spaces. Mr. O'Rourke mentioned HOA community spaces for the future, making sure part of subdivisions. Mr. Thomas asked if there was a space guideline, a certain percentage. Ms. Cardis stated yes there are guidelines that are used for subdivision control guidelines. Mr. Culp added that the Cicero Parks Department does, on a regular basis, a park impact study, as well Hamilton County. Evaluating the spaces versus population. If park were to be maintained by County, we would need to get them involved as well as any other municipalities. Ms. Cardis stated comparing the 2015 map versus current maps it is slightly lower. This was part of a summary of what has changed. President Strong stated Hamilton County is acquiring more park space that is not on these maps. Also, park impact fees would help with future expansion. Ms. Cardis stated on March 12, will have changes discussed.

President Strong stated he felt that American Structurepoint would want to know tonight if this format with continuing tweaking, could we have discussion and public hearing at next meeting or do we need to delay until April. Ms. Cardis stated we would take your comments for next two weeks and then we would get all the changes to you before the 12th, if amendable. This would be able to allow public hearing on the 12th. Mr. Massonne stated he would get behind that timeframe. President Strong stated that would not mean we would not be able to have discussion prior to public hearing, could be tabled if needed. Public hearing has to have proper notification.

Mr. Thomas asked on the map, along 31 corridor, where the red could be commercial. North area, the large green area what is that. Mr. O'Rourke stated looking at the areas as lot of growth, moderate growth, and light growth. This seem to be the lighter area. Idea was to somewhat isolate. Mr. Zawadzki added that during committee meetings one thing that came up was there is no highway access at that area, so anything build would have to come up Anthony Road or another way. It does not make sense for commercial development if can't get there. Brief discussion on surrounding townships and where they are at on having an up-to-date Comp Plans. Mr. Schrupf stated as he went through the presentation he found it a favorable plan.

President Strong asked if the Board felt able to go to the March meeting with the modifications and public hearing piece after further discussion. Ms. Cardis stated she would get information requested back to the members. President Strong stated after speaking to Mr. Culp he was ok with Structurepoint drafting resolutions. Mr. Culp agreed. President Strong asked everyone to come prepared if any further questions or comments at the March meeting.

Plan Director's Report: Mr. Zawadzki stated report enclosed in your packets, giving highlights. January 2025 permit revenue was \$2997, compared to January 2024 of \$2401, difference of \$596. Permits issued were 14, Cicero 10/0 new homes, Township 4/0 new homes. Estimated cost of projects \$473,981.

BZA meeting scheduled for February 20th.

Also looking for applicants for March 11 IDEM training if anyone knows of anyone, can get the information to them.

President Strong asked for explanation on the IDEM training. Mr. Zawadzki explained that IDEM and Construction and General Storm Water Permit now requires trained individuals to be on site. The training is available to contractors, town officials, inspectors, developers. Certification is good for five years. Stormwater run off becoming huge concern, with minimal qualified individuals. Locally we are doing well, the larger corporations have their own.

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President's Report: President Strong appreciate the engagement with the Plan. As we discussed many times at the end we want the plan to represent feedback from residents of Jackson Township and Cicero. Continue to review and get comments to us to pass on.

Legal Counsel's Report: No report.

Board Member Comments: No Comments

Next Planned Plan Commission Meeting:

March 12th, 2025

Adjournment: Mr. Schrumpf made a motion to adjourn the meeting. Mr. Thomas seconded the motion. All present in favor.

President: 

Secretary: 

Date: 3/20/25

Location:
Cicero Town Hall
70 N Byron Street
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