



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

April 9th, 2025

Red Bridge Park Comm Building
697 W Jackson Street/25 Red Bridge Park
Cicero, IN 46034

Roll Call of Members

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massone
- Dennis Schrupf
- Dennis Johnson
- Eric Hayden
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

Declaration of Quorum:

Approval of Minutes:

March 12th, 2025

Minutes corrections – Correction from R3 to NC

Public Comment:

Old Business:

PC-0325-03-CP – Comp Plan/Public Hearing (Tabled from March PC)

New Business:

Docket: PC-0425-05-PI

Petitioner: Hamilton County Park Impact Fee

Docket: PC-0425-04-AG

Petitioner: Estridge Development – To be tabled until May

Property address: 78 acres of a 100.3 acre parcel on the west side of Deming road and ¼ mile south of East 236th street, Cicero IN, 46034 40 acre parcel on the east side of Deming Road and ¼ mile south of East 236th 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 “AG” Agriculture to “R3” Medium Lot, Medium Homes District.



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TOWNSHIP
PLAN COMMISSION**

Plan Director's Report: Enclosed in your packets.

President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

May 14th, 2025 @ 7:00pm at Red Bridge Park Community Building

11. Adjournment:

Location:

Red Bridge Park Comm Building

697 W Jackson Street/25 Red Bridge Park

Cicero, IN 46034

DRAFT



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Plan Commission Meeting Minutes
March 12th, 2025
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members

Present:

- Dan Strong
- Harrison Massonne
- Dennis Schruppf
- Dennis Johnson
- Chris Lutz
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

Absent:

Wendy Gillespie
Mark Diller
Mark Thomas

Declaration of Quorum: President Strong declared a quorum with six members present.

Approval of Minutes:

Mr. Schruppf made motion to approve minutes from February 12th, 2025, meeting. Mr. Johnson second. All present in favor.

- 1. Public Comment:** President Strong stated this is opportunity for any comments from public regarding topics not on the agenda. There will be public hearing regarding the Comprehensive Plan.

No public Comment.

- 2. Old Business:**

Docket# 0325-03-CP - Comp Plan/Public Hearing

President Strong asked if any comments discussion from Board members regarding the plan. Mr. Johnson noted that Cicero boundaries do not include Tamarack and Lennar. President Strong verified on the future land use map. Mr. Johnson stated yes. President Strong stated in looking at the map, the future land use map, we have a low-density area that adjoins the R-5 area. Monitor was used for the public. Areas were pointed out by President Strong. Continuing map looks like it was created as a low-density area and in current zoning it is a R-3. During the Comp Plan we are not rezoning property but discussion by Board members if we would want to go from an R-5, it technically would be one lot per acre under current ordinance that would be an R-1 if we looked at it in the future. Concern is if we want to change from low-density to medium density to have an area for affordable housing. This is just a futuristic look, taking from one to 2.5-3 homes per acre.



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Taking comments from steering committee and public comment previously, I wanted the Board to take a look at this option. Mr. Lutz questioned the map and area in question. The area in question has been an R-3 since prior to 2015, map is proposing one home per acre. Since it is being proposed for Cicero to grow out instead of out in Jackson Township President Strong felt this was something to bring up, there is no rezone being done as part of the Comp Plan. Mr. Lutz stated it seems like to go to medium density. Matching the current R-3. President Strong stated the concern was going from R-5 (7-8 homes per acre) to potentially one home per acre and didn't think that made sense. Mr. Hebner stated the east side is a mix, some are even more than five acres. Mr. Lutz stated if show as low density, do we have medium and high-density areas? President Strong stated correct, keeping in mind if someone came in proposed and meet all standards of an R-3, they could get a subdivision approved. Mr. Lutz asked consultants if there was a particular reference point that created this area. Consultant Rachel Cardis commented heard so much around density from the public. Being more conservative due to public comment. Discussion commenced on areas. President Strong stated he felt important to talk about prior to public hearing.

Rachel Cardis with American StructurePoint. Gave recap of process over the last year. Comments from last work session were incorporated.

Ms. Cardis used monitor to show draft of Comp Plan in case of questions.

President Strong explained to everyone present this is a draft of Comprehensive Plan to discuss this evening. This is not the final, if the Board is comfortable moving on to Town Council they could. Other avenue is to continue to discuss prior to move to Town Council. This was a collaborative effort to gather information, many of people present have been a part of the process. This is not our plan; it is your plan that we are working on that we are trying to construct around what we are hearing from the citizens of Cicero and Jackson Township.

Once open the public hearing, step to podium and state name and address for the record, hopefully everyone took time to sign in when they arrived. Please limit comments to three minutes so everyone has opportunity to speak.

Mr. Schrupf made motion to open public hearing. Mr. Johnson second. All present in favor.

Comments summarized by Recorder.

Landi Strand 21911 Flippins Road Cicero. Grateful for values put forth in the draft. Protecting agricultural land in Jackson Township and small town feel for Cicero are important. Also unique to central Indiana. I want to applaud everyone that has worked on those values. Thank you.

Ann Mayer 629 Shorelane Cicero. Big thanks to Kimberly Chance for keeping us informed. I want to speak on crime, back in 60's huge gap between Carmel/Fishers and Indianapolis, when gap closed have seen an increase in crime. Also, in Noblesville. Consider buffer that keeps crime away.

Janice Jacobs 150 Washington Avenue. Crime is one thing, small town feel, don't want big box stores. What is the legal commitment, economic commitment in keeping the small-town feel? Without specifications as to what area stores can go to, example tire stores, towns that have continued to grow have areas to control where they go. Concern for buffer going away when farmer decides to sell. What is in Plan that prohibits a certain size building as far as retail is concerned. Page 56 has reference to conservation easement. This requires commitment either by committee or residents.



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Rick Hahn 1313 S. Catamaran Circle. Asked for area discussed as changing zoning earlier, to be clarified on bigger map. President Strong noted the area in discussion. Mr. Lutz stated he is not looking to change zoning; it is area of vision to be reviewed. President Strong stated currently zoned R-3 which is medium housing, medium lots. Example used to change to R-1 (explained process). President Strong explained the plan discusses the need for affordable housing, workforce housing. Trying to figure out where people would like to see the growth from town instead of urban sprawl in the Township. Currently it is 7-8 homes per acre, and this vision is going to 1 home, does this future vision make sense or should it go to medium then larger lots. Mr. Hahn expressed concern for bottleneck of traffic traveling through town getting to 236/31. Turning left is an issue. Mr. Hahn stated this should be considered before subdivision would be considered.

Mr. Zawadzki put current zoning map up for review. Discussion ensued on maps displayed explaining the different areas.

Gerald Dunmire 2840 E. 246th St. Cicero. Have reviewed the 178 pages of the draft, grateful for the five-year review in the proposal. Land Use and developers that can be brought in by future expansion are critical. Westfield / County have their own agendas, and we should protect our values. Encourage to adopt a Conservation Residential Zoning District which was mentioned in the draft. Encourage to apply for the Ag Conservation Easement program if we qualify. Bring federal dollars back for us. A lot of work went into the plan and kudos for everyone that voiced their opinion and for all your hard work, the council and the BZA to get us to this point. Appreciate the hard work, draft shows the diligence in gathering information from citizens and other entities.

Brad Lenardson 23716 Anthony Road. Questioned if this Comprehensive Plan included the public water or water considerations for hookups, etc. for those along Anthony Road. President Strong stated no not really, that would be the Hamilton County Utility District. Mr. Lenardson stated if not, I have no further questions. Mr. Culp stated we have no jurisdiction over the Utility District.

Kimberly Chance 3161 E. 246th St. Commented on the area of Bakers Corner, vast difference between Cicero and Jackson Township and do not feel this board can ignore the Utility District. The Utility District has made announcement of that Bakers Corner is getting ready to be offered to hook up. Costs are prohibitive whether you choose to hook up or seek an exemption. Process is only good for 10 years. Estimates are \$40K and more from house to road. Fees shared. Stating because infrastructure is being added along 236th and 241st which means developers will be. Utility District has stated it needs 1100 EDU's or hook ups. Which means high density housing will be asked of this Board. Fair to ask what guarantees do residents in Jackson Township have that they will not get run over by the Utility District that was designed to spur development. This board has to deal with it. Don't look in a vacuum, they are all related.

President Strong asked if others to speak. Then addressed a couple of questions. Regarding Utility District we have all heard the concerns, but everyone has to understand that anyone wanting to do a proposed subdivision there is a process. Everyone per our ordinance, would have the right to come to the Plan Commission with a proposal in Jackson Township or Cicero. The process is everyone would get notification, it would be advertised, public hearing would be done. Board would hear the proposal and make decisions on



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presentation and zoning ordinances. We have heard concerns, not want runaway growth. Have heard many times through the Comp Plan Process, understand concerns but the Board has a process that has to be followed. The other item relating to the size of the buildings, currently based on size of property we do not have building size restrictions, it is dictated by impervious surface requirements. We do have minimums in place but doesn't mean in future we wouldn't look to have maximums. Someone mentioned purchasing land for a buffer, which would go through the zoning process. Well aware of traffic issues and the council is concerned for what the future looks like regarding getting through downtown area. Should we have a bypass around town, should we do a traffic study all that is being considered.

One thing you will notice on the future land use map, the area indicated would be AG, if someone wanted to change they would have to go for a rezone.

No further comments from the public.

Mr. Lutz made motion to close the public hearing. Mr. Johnson second. All present in favor.

President Strong asked for any discussion from Board members.

Mr. Massonne do agree with the conversation on low-density area. Thought you were looking to swap it. President Strong clarified medium density and a feathering effect if town continued to grow. Mr. Massonne stated he felt it was backwards the way it is. Discussion ensued on the R-3 area and R-2 areas. President Strong stated he knew Structurepoint wanted to walk out with clarification or changes on the Land Use maps this evening. Discussion continued with a transition area out to bigger lots using the current and future maps. Also, discussion of looking at other classifications as mentioned in the public hearing when moving forward. President Strong also expressed appreciation for the kind words directed to everyone that worked on the Plan. Mr. Massonne and Mr. Lutz continued discussion on changing the future map. President Strong stated it would still be what would we like to see on the land use map, developers would still have to come for a rezone. Mr. Lutz recalled previous conversations regarding the Tollgate area and continuing to be a low-density area. Mr. Hebner questioned the density of Bear Slide and Vintage Woods. Mr. Zawadzki stated R-1-R2. President Strong stated classified as estate lots when they went through the process. Mr. Culp added that the current Lennar subdivision was proposed and approved with double the number of homes than are there but have not done so to date because we would not authorize until we had our water plant. Mr. Hebner questioned that they had the right to build there and paid fees. President Strong stated only for what has been built (62 homes).

Summarized that the west side to be left alone regarding the zoning being low density, mostly medium density used as agricultural beyond the areas discussed.

Mr. Lutz stated discuss the east side next if there are no further questions on westside. Monitors used. Areas in yellow are currently R-3 being proposed as R-1 (low density). Discussion ensued using maps for area around 241st street east of 19, and area behind Britton Street. Ms. Cardis explained that some of the areas were drainage sensitive. President Strong added everyone did a great job saying where they didn't want things but not where we wanted things. Also, discussion on not dividing parcels as it relates to zoning for future and trying to deal with that in future. Mr. Zawadzki stated there has been conversation about cleaning up items that are causing difficulty currently. Mr. Culp reminded that this is a plan not the actual zoning. Mr. Lutz stated he looks at it as a template for future developers and that this is what we would like it to look like. Mr. Zawadzki added to the summary that more density closer to town and less farther away. Mr. Culp added that if someone was coming to town, this is helpful for the conversation. Mr. Massonne stated he was amendable



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to the changes, the one north of 236th to low and the south to medium. Conversation continued using maps and comparing parcels to road/street boundaries. Using the maps are a starting point with developers that may be interested in an area, and under a PUD changes can be made as well. Keeping low density can still have conversation. Discussion on different areas commenced and keeping a medium density somewhere in the plan.

President Strong and Mr. Lutz stated of course if everyone wants to review further a decision does not have to happen tonight.

Mr. Lutz requested that if tabled tonight that the maps be sent out. Ms. Cardis also added she could send information regarding the changes as well. President Strong stated or can leave as is. Mr. Hebner stated he felt there should be an area defined. Mr. Lutz stated your zoning and Plan are your starting points.

President Strong explained the Comprehensive Plan is the guideline that you take a look at throughout the process. Then you look at ordinances and zoning and make decisions from there. Mr. Massonne stated this is more restrictive than we are currently. President Strong stated he would agree and only brought up the possibility of changing due to comments during the process of where are we going to put some of the classifications. Such as affordable housing, workforce housing, medium level housing.

Mr. Lutz stated we have been talking about the Plan for 9-12 months and now talking if you need more time to digest/review that is fine. President Strong reminded we are only going to send a recommendation to the Town Council, we are not approving the plan. We will send a favorable recommendation or unfavorable recommendation or no recommendation at some time.

Mr. Schrupf to flip the districts on the west side, south of 236th, otherwise do not have an issue with placement. Mr. Johnson stated he had been struggling, if already zoned for one thing and looking to the future it is hard to change from medium to low. All for low density but already showing R-3 so flipping marries up to what it already is.

President Strong questioned what the Board would like to do, move forward or table to review. Mr. Culp reminded that a vote would take 5 of the 6 members present due to majority.

Mr. Lutz made motion to table discussion on the Comprehensive Plan. Mr. Johnson second. All present in favor.

President Strong stated will be tabled until April 9th meeting.

Mr. Lutz stated to Mr. Zawadzki sent out the maps, to please add narrative or have conversations with the members not here on why they are being sent. President Strong stated both maps are in the packets.

Approval of Findings of Facts

Mr. Zawadzki reminded Board that the Findings of Fact from last month were sent electronically, looking for your approval. President Strong stated the Walsh property

Mr. Massonne made motion to approve Findings of Facts from February meeting. Mr. Hebner second. All present in favor.

3. New Business: No new business.

4. Plan Director's Report: Enclosed in your packet's summary by Mr. Zawadzki. February 2025 permit revenue of \$4448/ytd of \$7445, compares to \$4174/ytd \$6575, an increase for month of \$274 and ytd \$870. Permits 13 with 11/0 in Town and 2/0 in Township. The zero is referencing new homes.



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Estimated cost of projects is \$12,023,075 which reflects mostly for the McClure's project. Completed training for IDEM with one other town employee and two stormwater board members. Training is required by IDEM for all contractors to have a qualified/certified person trained to inspect construction projects and run off from construction projects.

- 5. President's Report:** President Strong thanked everyone for the great discussion and before we move the plan on to the TC it is in the format that the residents and the Board would like to see.
- 6. Legal Counsel's Report:** No report.
- 7. Board Member Comments:** No comments.
- 8. Next Planned Plan Commission Meeting:**
April 9th, 2025
- 9. Adjournment:** Mr. Schrupf made a motion to adjourn the meeting. Mr. Johnson seconded. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

ORDINANCE NO.

RECREATION IMPACT FEE ORDINANCE

Section 1: Introduction. All words defined in the “1300 SERIES – IMPACT FEES” shall have the same meaning when used in this ordinance. *See* Indiana Code §§ 36-7-4-1300 to 1341. Further, any provision governing impact fees under the “1300 SERIES – IMPACT FEES” is incorporated in this ordinance and shall control if this ordinance conflicts with any such provision.

Section 2: Purpose. This ordinance will promote the health, safety, and welfare of the citizens of Hamilton County (the “County”) by imposing a recreation impact fee on new development to defray or mitigate the capital costs of infrastructure needed to serve the new development. This impact fee shall only be used for the capital costs incurred by the County due to new development.

Section 3: Background. The County’s Board of Commissioners appointed a Recreation Impact Fee Advisory Committee and retained V3 Companies, Ltd., to ensure that new development will only pay a proportionate share of the capital costs incurred by the County due to new development. V3 Companies and the Committee completed a Recreation Impact Fee Study and recommended the County adopt the Hamilton County Recreation Zone Improvement Plan 2024-2033 outlined in Exhibit A to this ordinance. The County consulted with a qualified engineer licensed to perform engineering services in Indiana about this Plan. The County’s Planning Commission approved this Plan. The County’s Board of Commissioners also approved this Plan. The County adopted this ordinance in the same manner that it adopts zoning ordinances. It also adopted this Plan in the same manner as its Comprehensive Plan and deems this Plan part of its Comprehensive Plan.

Section 4: Application. This ordinance applies to new developments that require structural building permits. This ordinance does not apply to improvements that do not create a need for additional infrastructure. This ordinance also does not apply to any new development that may not be assessed an impact fee under Indiana Code § 36-7-4-1322(g). Further, this ordinance will not

apply if a new development replaces a destroyed or partially destroyed development when the new development does not create a need for new or additional infrastructure. This ordinance will only apply to qualified property under Indiana Code § 36-1-8-18 if the owner of such qualified property requests that an impact fee be imposed on such property. This ordinance will only apply to new development that may be used for residential purposes if it is issued a structural building permit.

Section 5: Enforcement. The County’s Parks and Recreation Department shall acquire, construct, or provide all infrastructure acquired, constructed, or provided as a result of this ordinance. The Recreation Impact Fee shall be imposed on new development in the Impact Zone. The boundaries of the Impact Zone are coterminous with the County’s boundaries. The County’s Recreation Impact Fee will go into effect six months after this ordinance is adopted on September 1, 2025. The Recreation Impact Fee will be imposed when a new development applies for a structural building permit. Under the Hamilton County Recreation Zone Improvement Plan 2024-2033, a five percent annual inflation rate adjustment shall be implemented each year. The Recreation Impact Fee that shall be imposed on new development under this ordinance is:

- \$3,096.00 starting on September 1, 2025, and ending on August 31, 2026;
- \$3,250.80 starting on September 1, 2026, and ending on August 31, 2027;
- \$3,413.34 starting on September 1, 2027, and ending on August 31, 2028;
- \$3,584.00 starting on September 1, 2028, and ending on August 31, 2029; and
- \$3,763.20 starting on September 1, 2029, and ending August 31, 2030.

Recreation Impact Fees may not be imposed under this ordinance after August 31, 2030. But the County may adopt a replacement ordinance at any time under Indiana Code § 36-7-4-1340.

Section 6: Collection. The Recreation Impact Fee imposed under this ordinance shall be due when a structural building permit is issued. But a fee payer or person may request an extension of this deadline if an extension is authorized under Indiana Code § 36-7-4-1322. Extensions will be

approved if authorized under Indiana Code § 36-7-4-1322 for an amount of time authorized under Indiana Code § 36-7-4-1322. If a new development is part of a phased development, Recreation Impact Fees imposed on the development may be prorated under Indiana Code § 36-7-4-1323. If a fee payer or person is entitled to make payments under a payment plan, a fee payer or person will have the option of making payments using a payment plan under Indiana Code § 36-7-4-1324.

Section 7: Credit. A fee payer or person may request a credit under Indiana Code §§ 36-7-4-1313 and 36-7-4-1335 on the date that a residential permit application is submitted. Any person who provides infrastructure or improvements that are eligible for a credit may allocate a credit to another fee payer if that person designates in writing that a credit should be allocated to another fee payer when that person applies for a credit. If such a request is made in a timely manner, it will be considered and any allocated credit will be issued when appropriate under this ordinance.

Section 8: Recreation Impact Fee Fund. Recreation Impact Fees collected under this ordinance shall be deposited into a Recreation Impact Fee Fund. Recreation Impact Fees and interest earned on this fund shall only be used for purposes authorized under Indiana Code § 36-7-4-1330. The County's Auditor shall manage the Recreation Impact Fee Fund. The County's Auditor shall also provide an annual report to the County's Board of Commissioners, Planning Commission, and Parks and Recreation Board that addresses:

1. The amount of money in the Recreation Impact Fee Fund; and
2. The total receipts and disbursements of the Recreation Impact Fee Fund.

Section 9: Lien. The County shall acquire a lien on any real property upon which a new development may be constructed when a structural building permit is issued if a Recreation Impact Fee is imposed. All liens will be governed by the provisions found in Indiana Code § 36-7-4-1325.

Section 10: Receipt. The County’s Auditor shall issue a receipt for impact fee payment as follows:

“Received from _____ (fee payer), on _____
(date) the sum of \$ _____ to satisfy all or part of the Recreation Impact Fee due under Ordinance No. _____ for the new development described in Exhibit 1 to this receipt. The remaining balance due for the new development under this ordinance is \$ _____.

Auditor, Hamilton County, Indiana

Section 11: Impact Fee Review Board. A person or fee payer may appeal a Recreation Impact Fee by submitting a Petition for Review and a \$100.00 filing fee to the Hamilton County Clerk within 30 days after a structural building permit is issued. A Petition for Review must identify:

1. a description of the new development on which the impact fee has been assessed;
2. all facts related to the assessment of the impact fee;
3. the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in Indiana Code §§ 36-7-4-1300 to 1341; and
4. the relief that the person or fee payer is entitled to under Indiana Code §§ 36-7-4-1300 to 1341.

The Hamilton County Impact Fee Review Board shall be comprised of three citizen members appointed by the County’s Board of Commissioners. Each member shall serve on the Hamilton

County Review Board for two years. The County's Board of Commissioners may appoint a temporary replacement member to consider and rule upon any appeal if a member of the board has a conflict of interest. If a conflict of interest is identified, the Hamilton County Impact Fee Review Board shall submit a request for a replacement to the County's Board of Commissioners and the County's Board of Commissioners shall appoint a replacement during a public meeting no later than 90 days after such a request is submitted. The Hamilton County Impact Fee Review Board shall always be composed of at least one member who is a real estate broker licensed in Indiana, one member who is an engineer licensed in Indiana, and one member who is a certified public accountant. No member may be a member of the County's Planning Commission. The Hamilton County Impact Fee Review Board shall let the County know what information may be submitted in response to a petition that is filed before scheduling a hearing and considering evidence that would be admissible under the Indiana Rules of Evidence. The Hamilton County Impact Fee Review Board shall determine whether a person or fee payer is entitled to any relief requested in a petition under Indiana Code §§ 36-7-4-1300 to 1341. Any person or fee payer is entitled to relief authorized under Indiana Code §§ 36-7-4-1300 to 1341. If a person or fee payer is denied such relief, the person or fee payer may file a timely appeal and the Hamilton County Review Board shall grant the person or fee payer any relief requested in a timely appeal that is authorized under Indiana Code or this ordinance. A person or fee payer that is aggrieved by any decision of the Hamilton County Review Board may appeal to the Hamilton County Circuit Court or any Hamilton County Superior Court. The person or fee payer is entitled to a trial de novo if such an appeal is filed. All filings in an appeal shall be served on the County Attorney.

Section 12: Prohibition. The County and its boards will not prohibit or delay any new development in order to complete any part of the process necessary for the development, adoption, or implementation of any Recreation Impact Fee imposed under this ordinance.

EXHIBIT A

DRAFT



**CICERO/JACKSON
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CICERO / JACKSON TOWNSHIP PLAN COMMISSION

REZONE APPLICATION

OFFICE USE ONLY			
Rezone Category		Docket #: PC-0425-04-AG	
<input type="checkbox"/> Commercial	<input type="checkbox"/> PUD	Date of Application: 03/07/2025	
<input type="checkbox"/> Residential	<input type="checkbox"/> Other	Date of Expiration:	
Check List		Rezoning Fee: \$700.00	
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 04/9/2025	
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:	
<input type="checkbox"/> Additional Applications		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Andrew & Ann Marie Freiburger			
Address: 3435 East 236th Street			
City: Cicero		State: IN	ZIP Code: 46034
Telephone:	Fax:	E-mail:	
Project Address: east side of Deming Road, 1/4 mile south of East 236th Street			
City: Cicero		State: IN	ZIP Code: 46034
Parcel: part 03-06-05-51-00-001.000		Subdivision:	
General Contractor/ Builder: Estridge Development		Telephone: 317.669.6200	
Address: 645 West Carmel Drive, Suite #130		Fax:	
City: Carmel		Cell Phone: 317.902.8984	
State: IN	ZIP Code: 46032	Email: dougpetersen@estridge.net	
Current Zoning: AG			
Proposed Zoning: R3			
Reason for rezone: Development of a residential community			
Proposed use of rezoned property: Single Family Residential			



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REZONE APPLICATION

OFFICE USE ONLY			
Rezone Category		Docket #: PC-0425-04-AG	
<input type="checkbox"/> Commercial	<input type="checkbox"/> PUD	Date of Application: 03/07/2025	
<input type="checkbox"/> Residential	<input type="checkbox"/> Other	Date of Expiration:	
Check List		Rezoning Fee:	
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 04/09/2025	
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:	
<input type="checkbox"/> Additional Applications		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner: Kent C. Steury			
Address: 5091 East 225th Street			
City: Noblesville		State: IN	ZIP Code: 46062
Telephone:	Fax:	E-mail:	
Project Address: east side of Deming Road, 1/4 mile south of East 236th Street			
City: Cicero		State: IN	ZIP Code: 46034
Parcel: 03-06-05-51-00-006.000		Subdivision:	
General Contractor/ Builder: Estridge Development		Telephone: 317.669.6200	
Address: 645 West Carmel Drive, Suite #130		Fax:	
City: Carmel		Cell Phone: 317.902.8984	
State: IN	ZIP Code: 46032	Email: dougpedersen@estridge.net	
Current Zoning: AG			
Proposed Zoning: R3			
Reason for rezone: Development of a residential community			
Proposed use of rezoned property: Single Family Residential			

HINKLE RIDGE NARRATIVE STATEMENT

Estridge Development Company is pleased to introduce Hinkle Ridge, a single-family residential community located on 78 acres at the southwest corner of Deming Road and East 236th Street, and 40 acres on the east side of Deming Road. Estridge Homes has a long record of building the finest semi-custom neighborhoods in central Indiana. The heart of our neighborhoods is a sense of lifestyle where we emphasize an elevated sense of place, amenities, landscaping and streetscapes. We believe that we can bring a home product and neighborhood experience to Cicero/Jackson Township that does not currently exist.

The proposal is to rezone the acreage from AG Agricultural to R3 Residential. We would then follow with a Planned Development overlay petition to facilitate development of the plan. The community will feature multiple product lines to be developed on 90', 75' and 60' wide lots. The plan will also feature an amenity area, pedestrian trails, with significant green space/preservation areas.

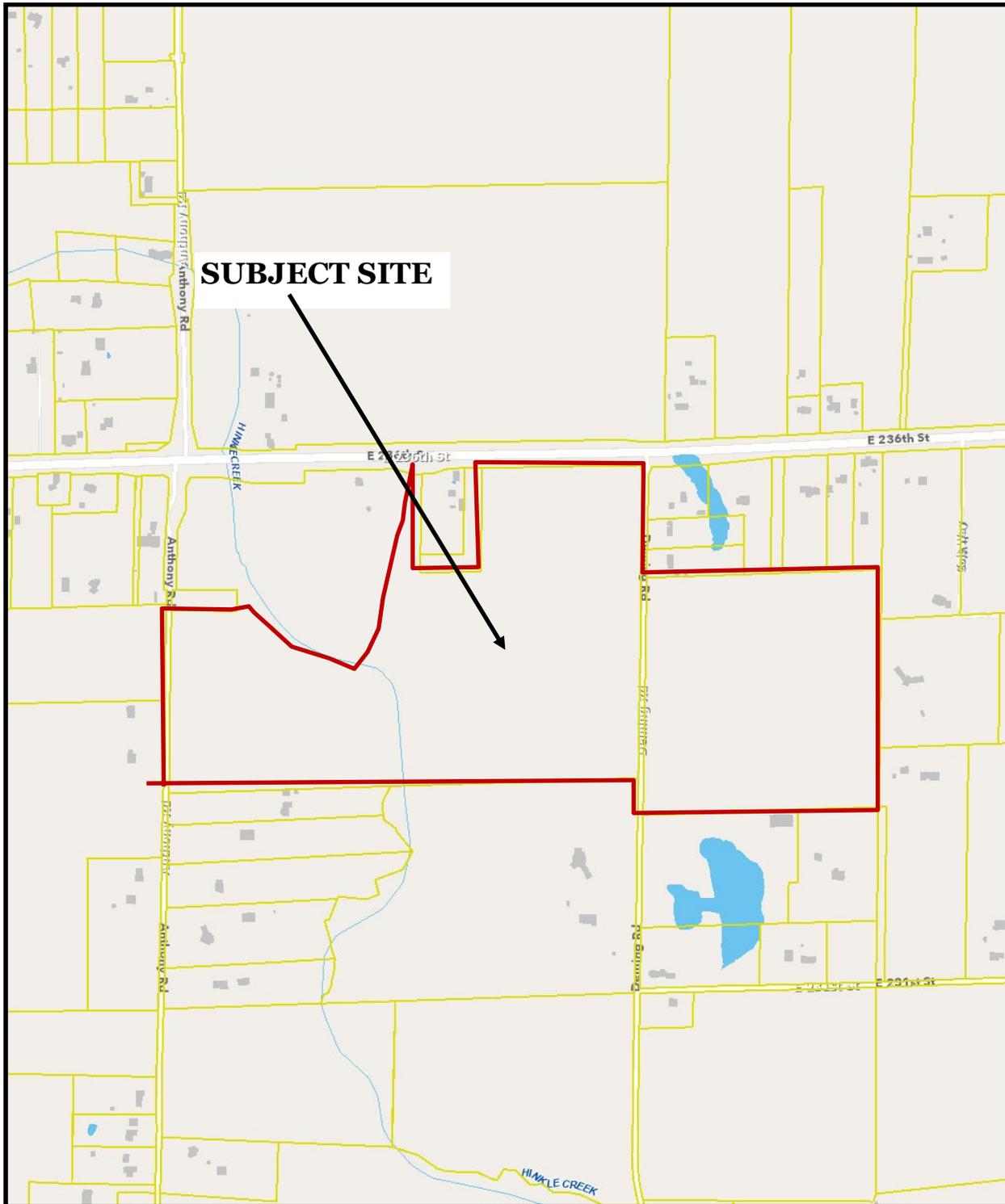
Hamilton County Regional Utility District will serve the development with sanitary sewer and water utilities. To facilitate stormwater drainage, Estridge is working with the Hamilton County Drainage Board and will reconstruct a portion of the Revis Carson regulated drain. A traffic study has been commissioned by the Hamilton County Highway Department to ensure safe traffic design.

The Town of Cicero is currently undergoing an update of its Comprehensive Plan. The future land use maps show this area as General Agriculture and recommend homes with high quality materials, and that natural areas be preserved.

Estridge and its team look forward to working with community leaders and neighbors to make Hinkle Ridge the right fit for the Cicero area community.

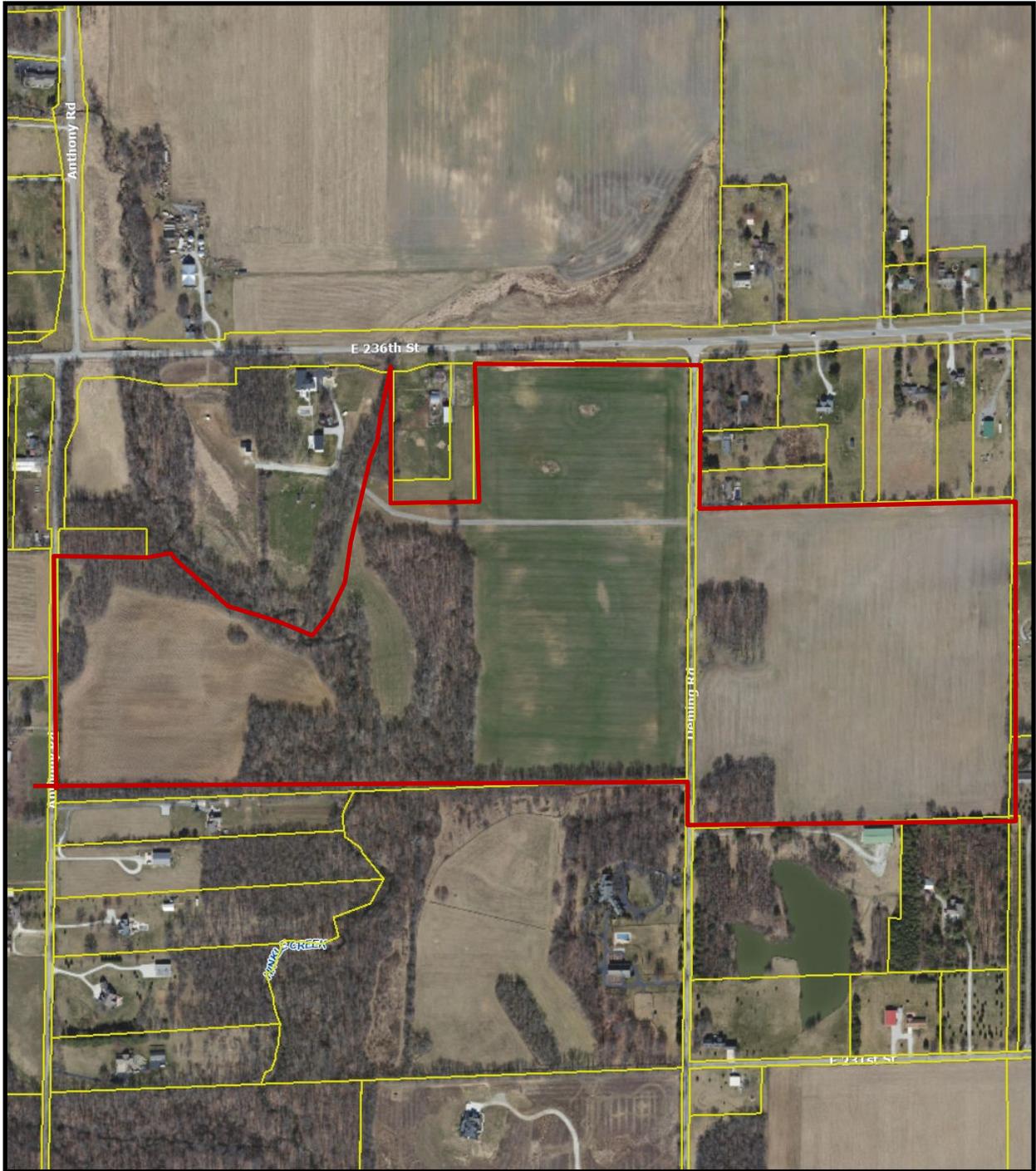
VICINITY MAP

Hinkle Ridge



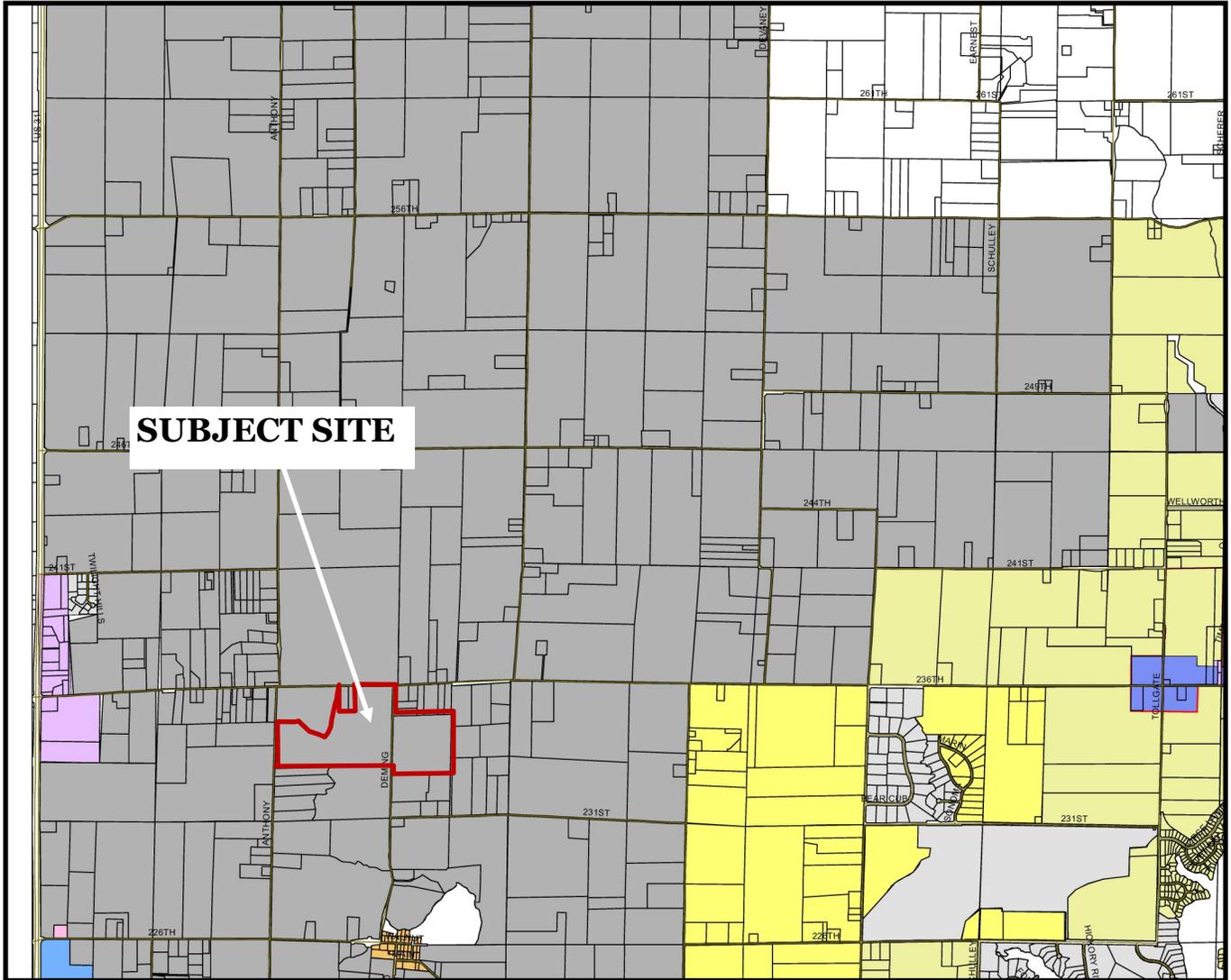
VICINITY MAP

Hinkle Ridge



CICERO ZONING MAP excerpt

Hinkle Ridge



SUBJECT SITE



Legend	
Zoning_20141021h	
-all other values-	
Layer	
ZONING	[Green]
ZONING_AG	[Grey]
ZONING_AOD	[Red]
ZONING_C1	[Purple]
ZONING_C2	[Pink]
ZONING_C3	[Light Blue]
ZONING_C4	[Blue]
ZONING_DC	[Dark Blue]
ZONING_MP	[Dark Grey]
ZONING_NC	[Light Blue]
ZONING_OC	[Light Blue]
ZONING_PUD	[Light Blue]
ZONING_R1	[Light Blue]
ZONING_R2	[Yellow]
ZONING_R3	[Light Green]
ZONING_R4	[Light Green]
ZONING_R5	[Light Green]
ZONING_R6	[Light Green]



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

March 2025

Permit Revenue: March 2025 = \$5,191 YTD: \$8,063

March 2024 = \$4,453 YTD: \$11,028

Difference: Month = +\$738 YTD: -\$2,965

- We have issued a total of 18 building permits for March 2025.
- 8 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 10 in Jackson Township (of which, 0 have been for a new home).
- Estimated Cost of projects permitted \$772,391.

The Planning Commission next scheduled meeting is April 9th, 2025 at Red Bridge Community Building. The Estridge rezone petition will not be heard until May meeting at the petitioner's request. There will be no BZA meeting in April due to lack of business.

Please feel free to email, call or stop by the office anytime.

At your service!

Frank Zawadzki