



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes

April 9th, 2025

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

Roll Call of Members

Present:

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

Absent:

Dennis Schrumpf
Ford Hebner

Declaration of Quorum: President Strong declared a quorum with 7/9 members present.

Approval of Minutes:

Minutes corrections – Correction from R3 to NC -This was removed as an agenda item. Listed in error.

Mr. Massonne made motion to approve Minutes from March 12, 2025, as presented. Mr. Johnson second. All present in favor.

Public Comment: No public comment on items not on the agenda. When questioned President Strong stated there would be a public hearing for the Hamilton County Park Impact Fee tonight and the Comp/Plan hearing was at last meeting.

Old Business:

Mr. Hayden made motion to untable PC-0325-03-CP – Comp Plan/Public Hearing Discussion. Mr. Massonne second. All present in favor.

President Strong reminded the Board of the discussion last month regarding medium and low density on the east side of 19. Maps/Monitors were used to indicate areas of the discussion on the Future Land Use maps. Currently zoned R-3, which is medium density, in the Futures Land Use map it is being looked at as low density. The question was whether to change to medium density (on futures map) since it abuts to an R-5 area which is 7-8 dwelling units per acre, does it make sense to go from 7-8 to 1 home per acre. R-3 is defined as 2.5-3.5- per acre. President Strong stated if you look at page 30 on Futures Land Map, in the draft, and shared percentages of the different zones. Discussed the area of 241st to Britton Street. Mr. Thomas questioned the number of homes per acre. President Strong emphasized that we are not currently rezoning any area, this a futures land use map. This is what we have heard from surveys etc., what everyone would want this area to look like and most of Jackson Township would stay agriculture. President Strong asked for questions. Mr. Massonne stated with the



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proximately to downtown Cicero a higher density R-3 would make sense in this area. Hearing more affordable housing and this would be one way to achieve it. Mr. Thomas stated he would feel 2.5-3.5 would be the most we would want, considering traffic while wanting to grow. Question was other areas. President Strong indicated Tamarack and Auburn Estates would be both R-3's or medium density. They did come in as a PUD, so they were modified through the process.

President Strong reminded the Board that all we are doing tonight is sending a recommendation to the Town Council and they would have final approval of the Comprehensive Plan. We are an Advisory Board to the Town Council this evening. Mr. Hayden questioned if anyone has issues making the Comp Plan matching current zoning. President Strong stated to Mr. Hayden there are other areas that don't match current zoning, but this area stood out as how do we transition from high to low density. As you move to east, those are 1-5 acre lots. Mr. Thomas verified maps. Discussion ensued using the maps to clarify which areas. Also discussed four parcels below the other area, determined they are currently zoned C-2. But no zoning is being changed, only what we would anticipate as possible for the futures maps. GIS was also used to determine current status. Mr. Zawadzki stated the old zoning map and GIS don't match. GIS is current. President Strong clarified that from Britton Street to 241st would be medium density on the Futures Map. Rachel clarified changing the map to reflect the residential and commercial areas. Further discussion on the area and wetlands. Mr. Hayden stated after discussion leave the additional section as is and change the larger section to 241st to medium density. Mr. Hayden questioned if all areas labeled agricultural in the Jackson township were to stay AG. President Strong stated landed on leaving areas in Township as AG and if someone potentially wanted to come in for development, it would give us more latitude for what we could allow or not allow.

A lot of the discussion was that we had more control over if left AG, thus development would require public hearing, etc.

Mr. Hayden made motion to send a favorable recommendation to the Town Council for the Comprehensive Plan as presented with modification of the area to the east of low to medium density. Mr. Thomas seconded the motion. Mr. Thomas-approved, Mr. Diller-approve, Mr. Hayden-approve, Mr. Massonne-approve, Mrs. Gillispie-approve, Mr. Johnson-approve, Mr. Strong-approve. 7-0.

President Strong stated this will move forward to the Town Council and will be up to them for approval. Thanking everyone for the last 14 months' work in getting together a great plan.

New Business:

Docket: PC-0425-05-PI

Petitioner: Hamilton County Park Impact Fee

Mr. Culp stated he received a message from Conner Sullivan requesting tabling this matter until next month. Thought communication was sent that they would not be ready to discuss tonight. President Strong stated that would be tabled until May 14th meeting and would include a public hearing at that meeting. Mr. Hayden asked for definition of infrastructure.

Mr. Hayden made motion to table Hamilton County Park Impact Fee discussion. Mr. Johnson second. All present in favor.

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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President Strong stated they have also asked to be tabled this evening. There will be a public hearing on May 14th as well, and both hearings will be at Red Bridge Park.

Mr. Massonne made motion to table PC-0425-04-AG at petitioner's request. Mr. Thomas second. All present in favor.

Plan Director's Report: Mr. Zawadzki recapped report as follows: Permit revenue for March 2025 was \$5191 bringing YTD to \$8063. Compared to 2024 of \$4454/11028 a difference of +738 for month and -2965 for YTD. Permits issued were 18, 8/0 in Town limits, 10/0 in Township. Estimated costs of projects for these permits totaled \$772391. BZA meeting for April is cancelled due to lack of business. Annual report to IDEM for storm water has been sent in and in compliance.

President's Report: President Strong thanked everyone for their hard work on the Comp Plan and apologized to public for the tabling of items. Will have in May meeting public hearings. I appreciate everyone's attendance.

Legal Counsel's Report: No report.

Board Member Comments: No report.

Next Planned Plan Commission Meeting:

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

11. Adjournment:

Mr. Massonne made a motion to adjourn the meeting. Mr. Johnson second. All present in favor.

President: 

Secretary: 

Date: 5/14/25

Location:

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