



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 Schrumpf
- 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. Schrumpf 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. 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



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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. Schrumpf 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.

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 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



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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 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.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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. 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:

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