



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda Red Bridge Park Community Building 50 Red Bridge Park, Cicero, IN 46034 May 14th, 2025

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:

April 9th, 2025

Public Comment:

Old Business:

New Business:

Docket #: PC-0425-05-P1

Petitioner: Hamilton County Park Impact Fee

Docket #: PC-0425-04-AG

Petitioner: Estridge Development

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.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket #: PC-0425-06-AG

Petitioner: Estridge Developments

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 8 of the Cicero/Jackson Township Zoning Ordinances in order to: In the event the above Petition is approved to rezone the 2 parcels to R3, to then Rezone the 2 parcels zoned as "R3" Medium Lot, Medium Homes District to "PD-R3".

Plan Director's Report: Enclosed in your packets.

President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

June 11th, 2025

11. Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



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 Schrumph
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 proximately to downtown Cicero a higher density R-3 would make sense in this area. Hearing more affordable housing and



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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

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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.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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: _____

Location:

Red Bridge Park Comm Building
697 W Jackson Street/25 Red Bridge Park
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
TOWNSHIP
PLAN COMMISSION**

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 checked="" type="checkbox"/> Residential R3	<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		



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

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 checked="" type="checkbox"/> Residential R3	<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		
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Reason for rezone: Development of a residential community		
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331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

REZONE APPLICATION

OFFICE USE ONLY

Rezone Category		Docket #: PC-0425-06-AG
<input type="checkbox"/> Commercial	<input type="checkbox"/> XPUD PD R3	Date of Application: 04/14/2025
<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: 05/14/2025
<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: southwest corner of Deming Road and 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: dougpedersen@estridge.net
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CICERO/JACKSON
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PLAN COMMISSION

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REZONE APPLICATION

OFFICE USE ONLY

Rezone Category		Docket #: PC-0425-06-AG
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> PUD PD R3	Date of Application: 04/14/2025
<input type="checkbox"/> Residential	<input type="checkbox"/> Other	Date of Expiration:
Check List		Rezoning Fee: \$0
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 05/14/2025
<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: 46060
Telephone:	Fax:	E-mail:
Project Address: east side of Deming Road, 1/4 mile south of East 236th Street		
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Parcel: 03-06-05-51-00-006.000	Subdivision:	
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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.

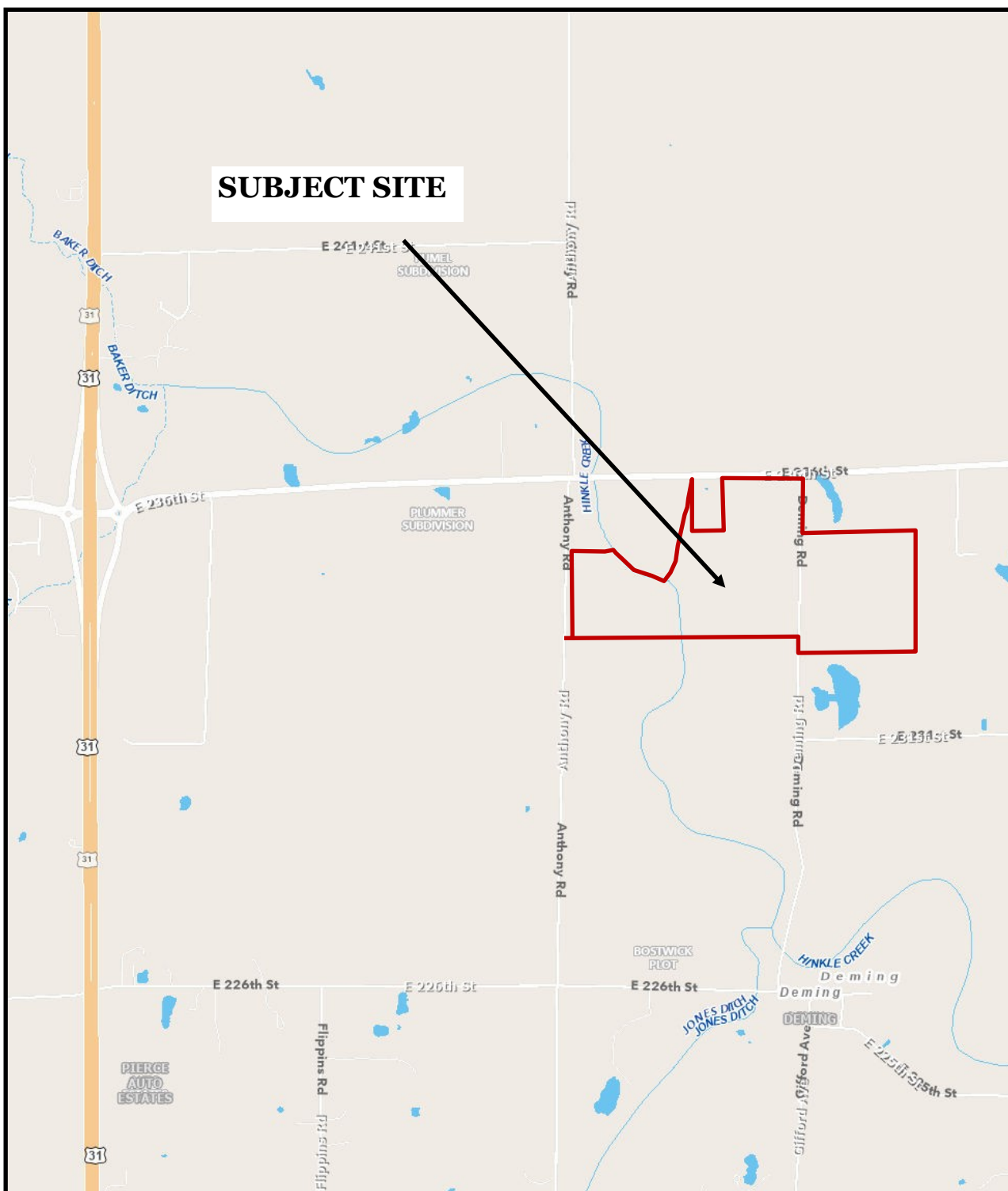
Hamilton County Regional Utility District will serve the development with sanitary sewer and water utilities. To facilitate stormwater drainage, Estridge is working with the Hamilton County Drainage Board and will reconstruct a portion of the Revis Carson regulated drain. A traffic study has been commissioned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

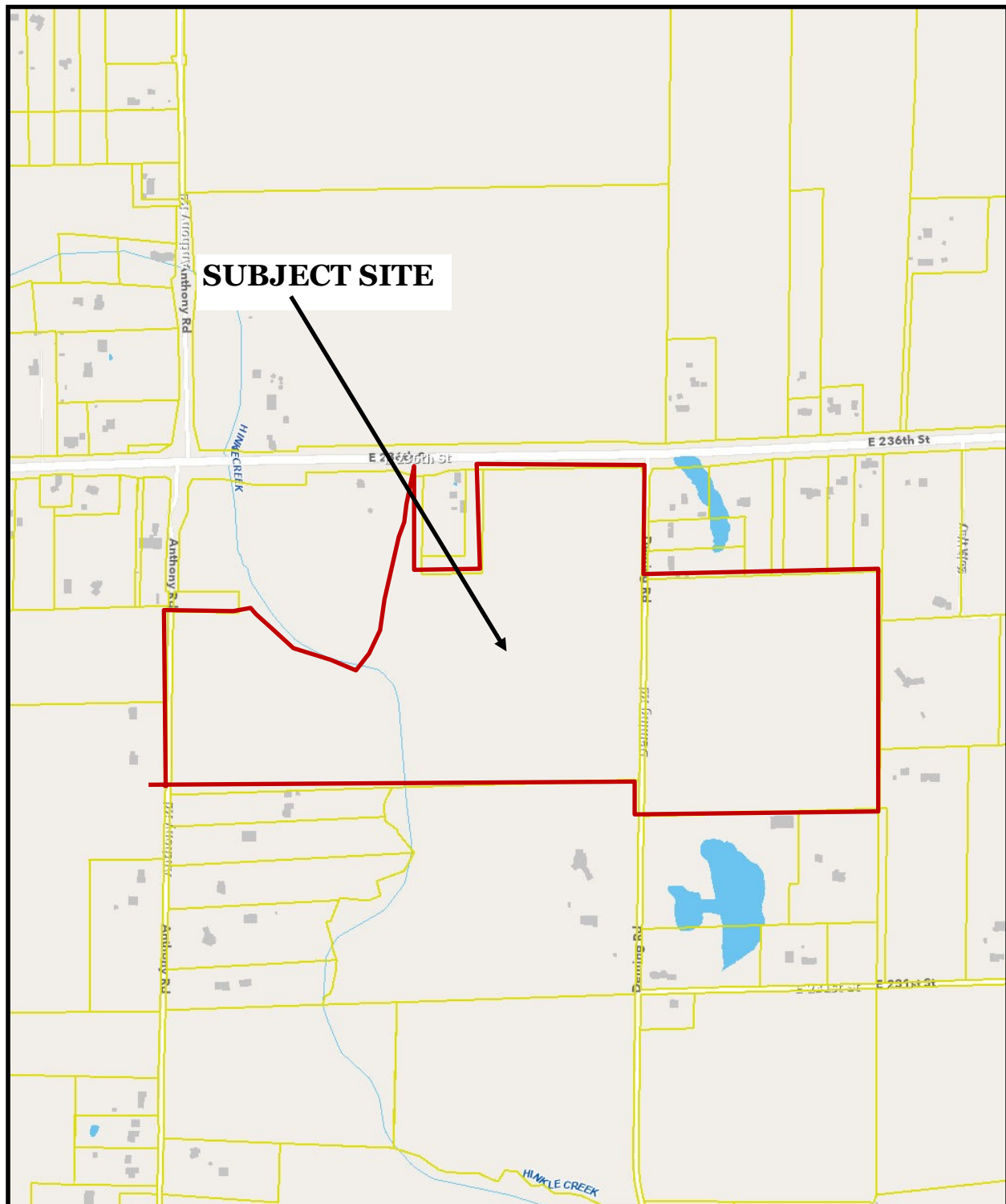
VICINITY MAP

Hinkle Ridge

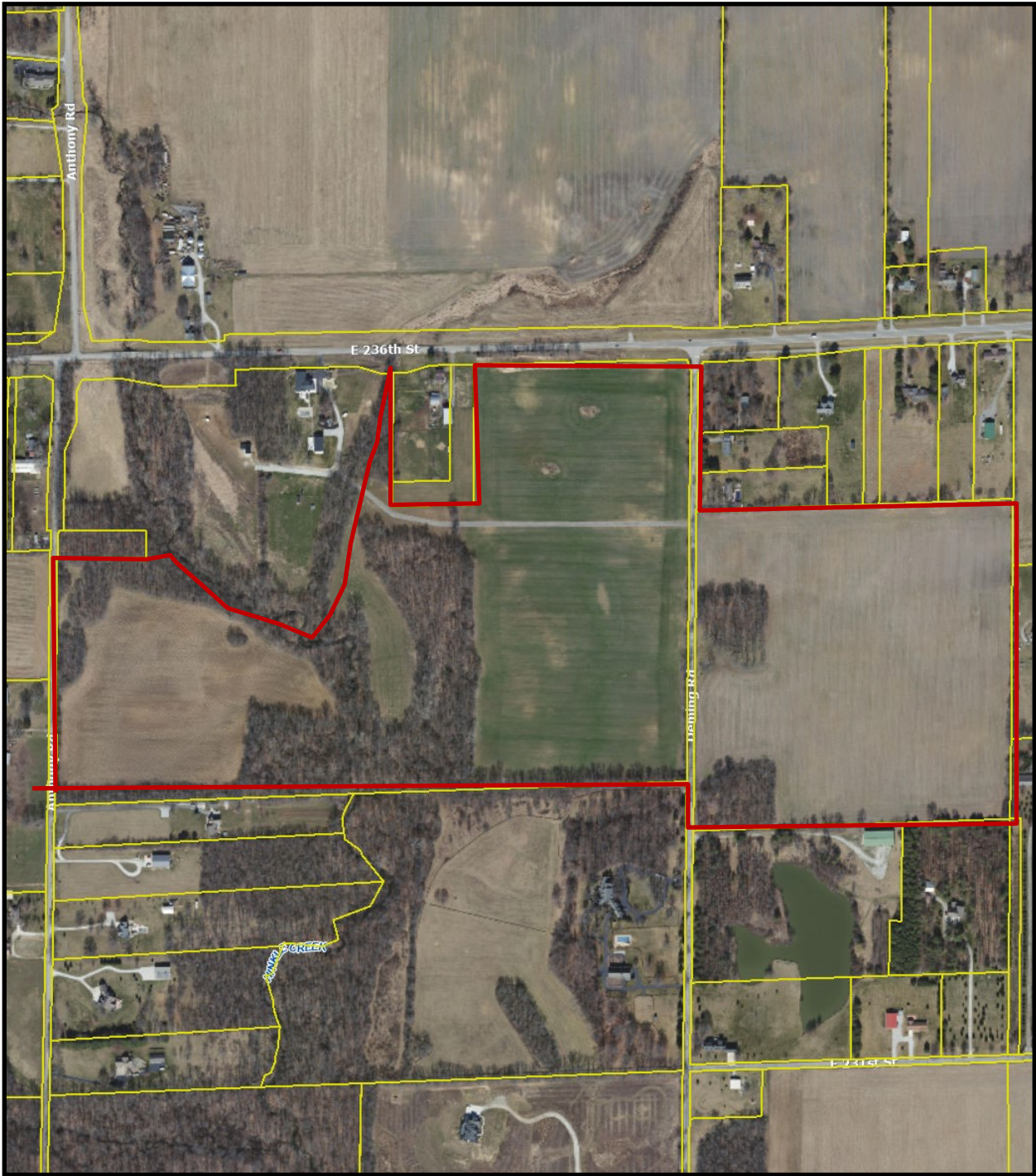


VICINITY MAP

Hinkle Ridge



VICINITY MAP
Hinkle Ridge



Hinkle Ridge



Layer

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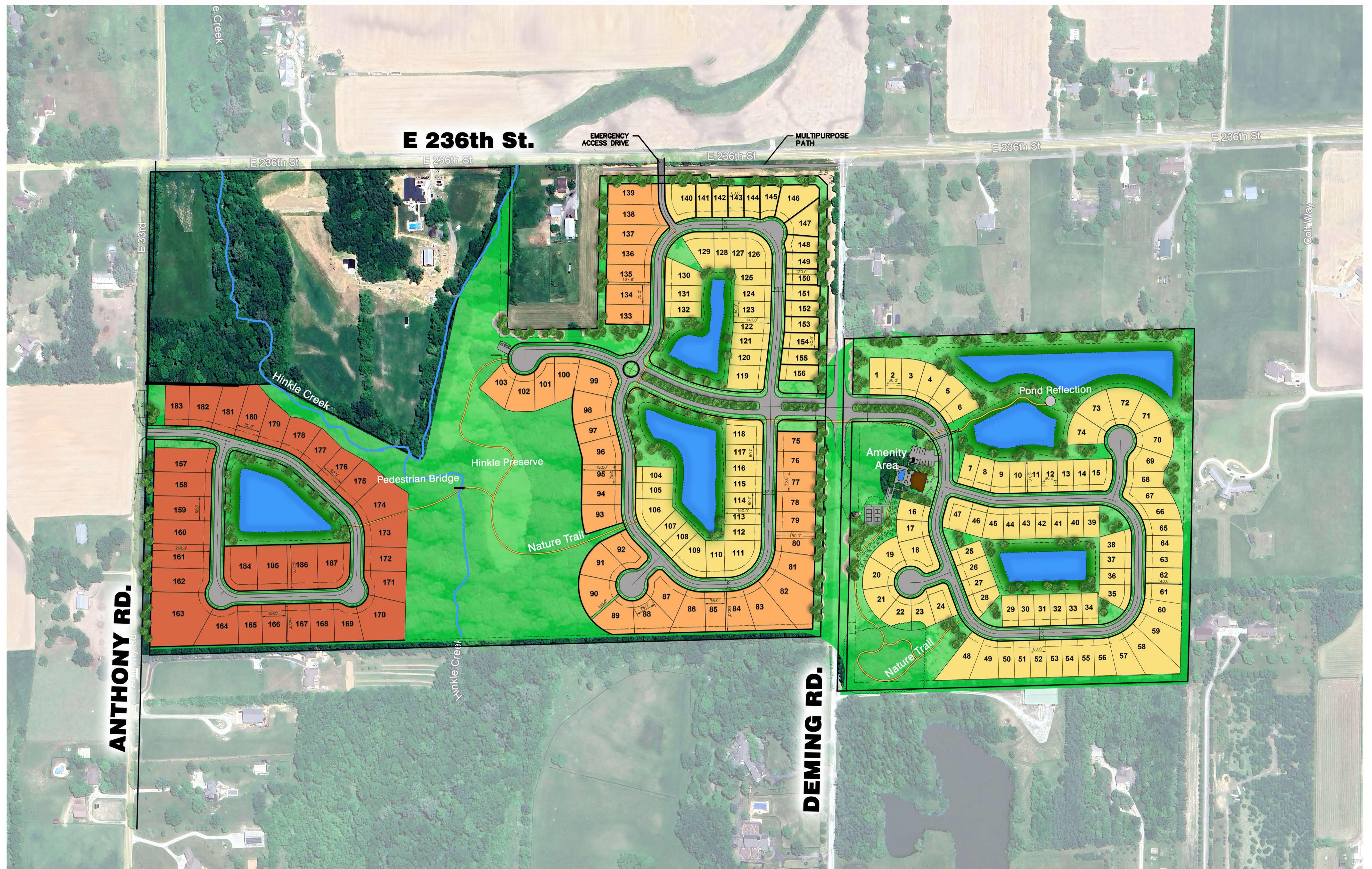
FLOOD HAZARD

 ZONING
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ZONING



HINKLE RIDGE

Planned Development Petition



Cicero/Jackson Township Plan Commission
May 14, 2025

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HINKLE RIDGE



Developer/Builder:

Estridge Homes
Clint Mitchell, Chief Executive Officer
Doug Pedersen, Vice-President of
Land Development
645 West Carmel Drive, Suite #130
Carmel, IN 46032

Engineering Firm:

Kimley Horn
Grant Shortridge
500 East 96th Street #300
Indianapolis, IN 46240

Law Firm:

Church Church Hittle + Antrim
Matthew Skelton, Attorney
Andrew Wert, Land Use Professional
2 North 9th Street
Noblesville, IN 46060

Tab 1 Executive Summary

Tab 2 Location Exhibit

Tab 3 Zoning Exhibit

Tab 4 Preliminary Development Plan

Tab 5 Pedestrian Pathways

Tab 6 Buffer Plan

Tab 7 Amenity Area & Entry Signs

Tab 8 Phasing Plan

Tab 9 Home Elevations

TAB 1

EXECUTIVE SUMMARY

HINKLE RIDGE



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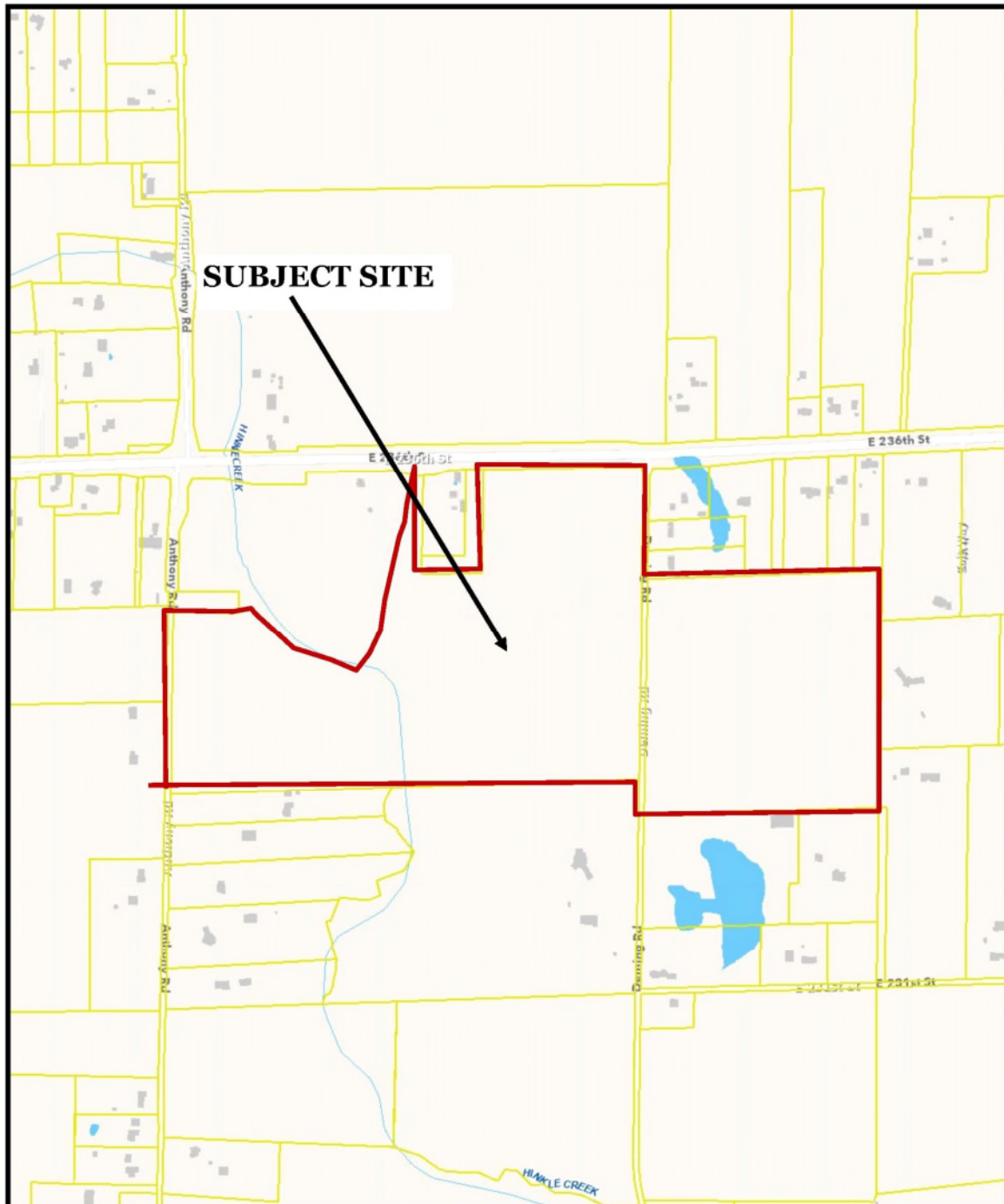
The Town of Cicero is currently undergoing an update of its Comprehensive Plan. The future land use maps show this area as General Agriculture and recommend homes with high quality materials, and that natural areas be preserved.

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.

TAB 2

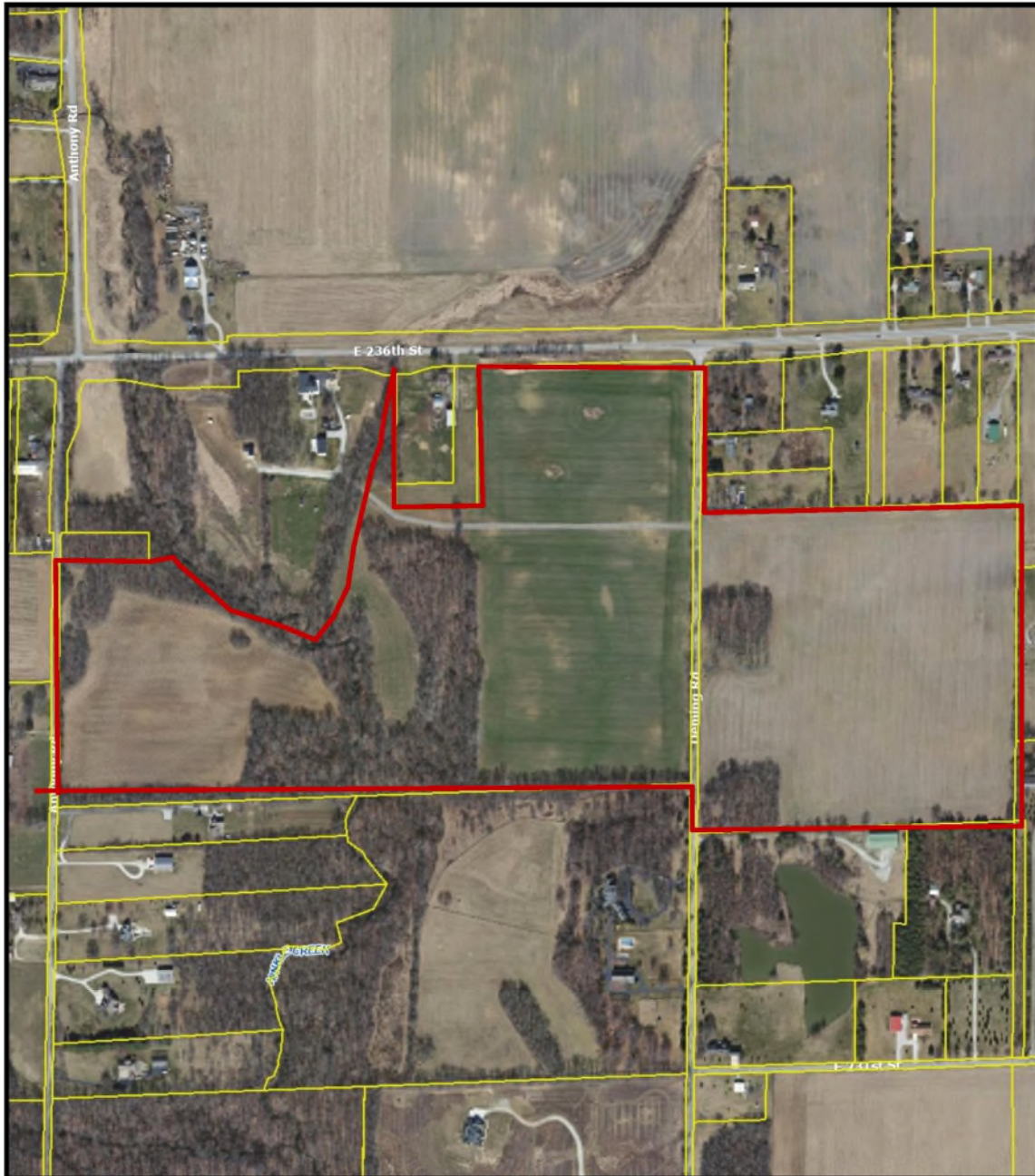
LOCATION EXHIBIT

HINKLE RIDGE



LOCATION EXHIBIT

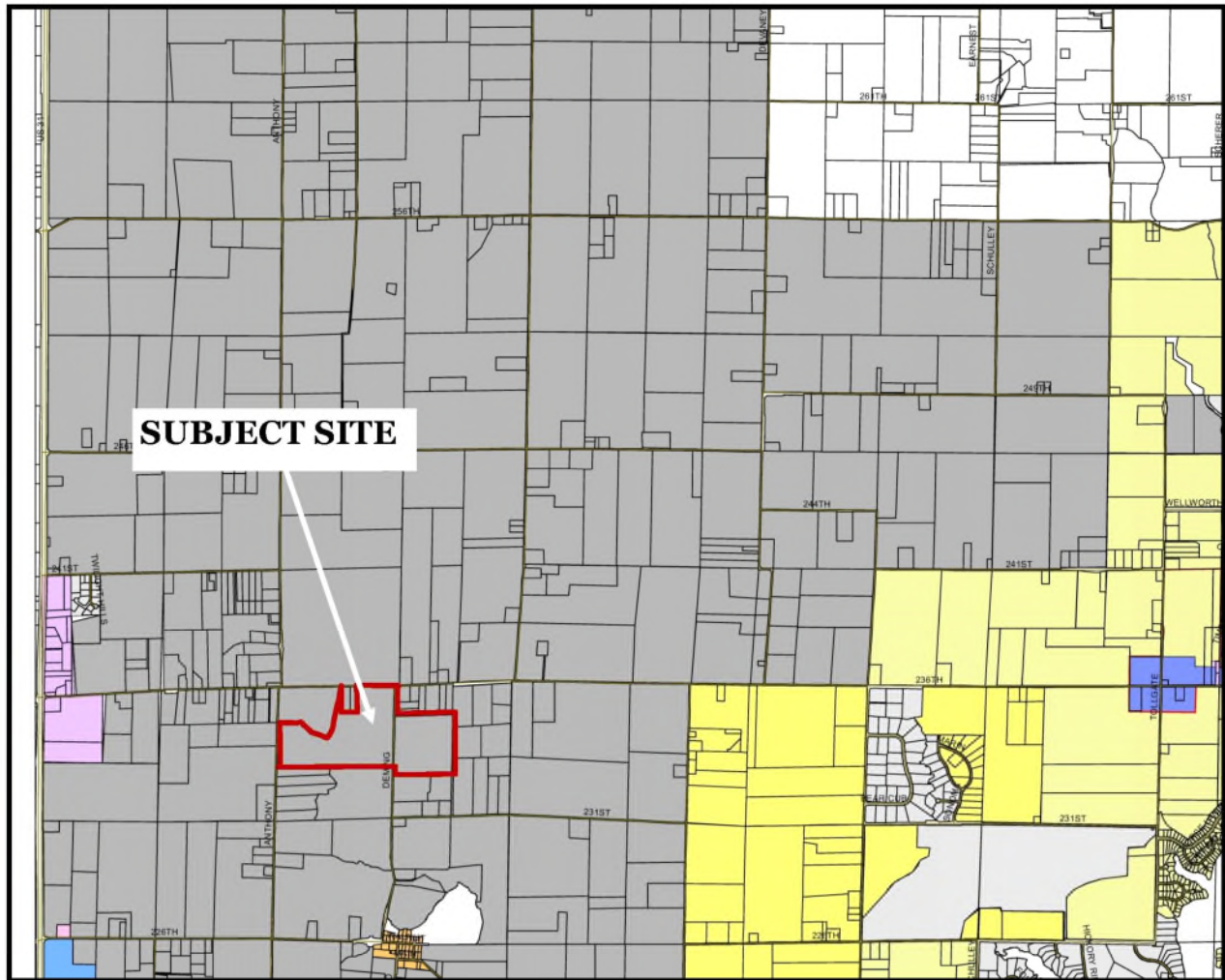
HINKLE RIDGE



TAB 3

ZONING EXHIBIT

HINKLE RIDGE



TAB 4

PRELIMINARY DEVELOPMENT PLAN

HINKLE RIDGE



TAB 5

PEDESTRIAN TRAILWAYS

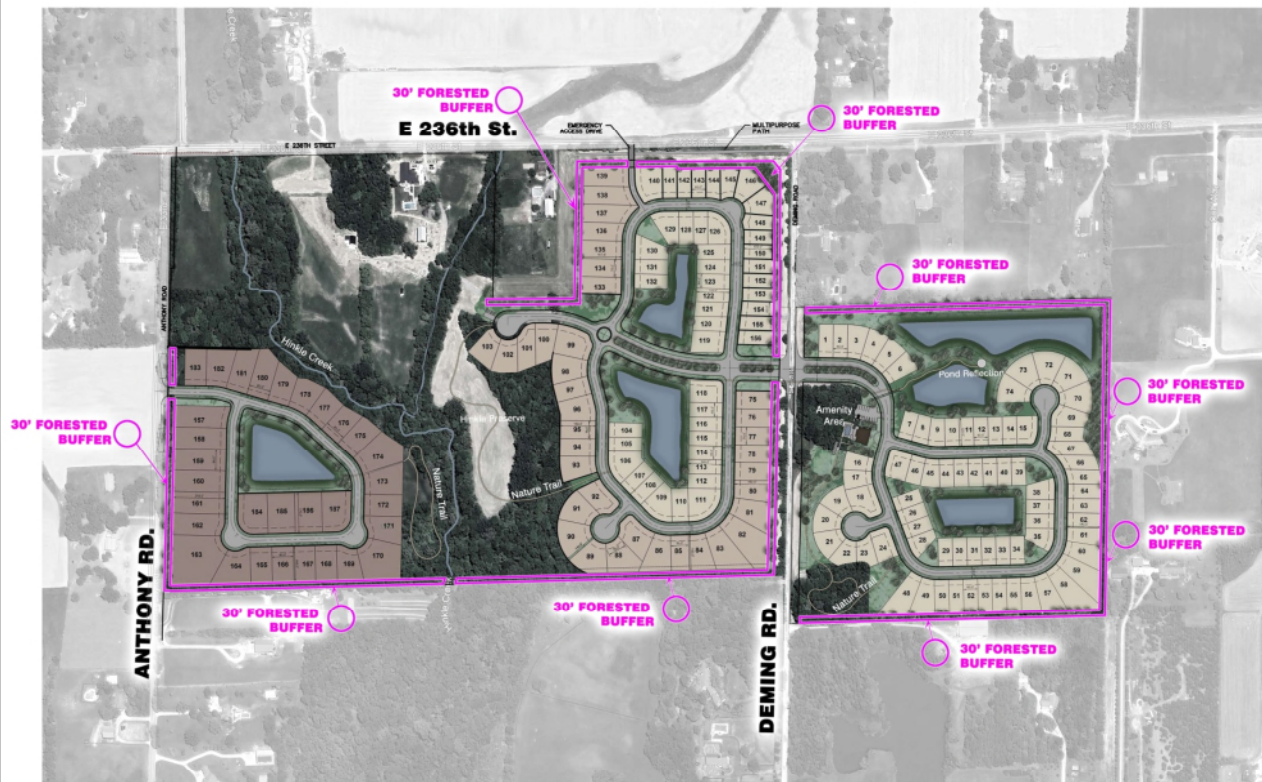
HINKLE RIDGE



TAB 6

BUFFER PLAN

HINKLE RIDGE



TAB 7

AMENITY AREA & ENTRY SIGNS

HINKLE RIDGE



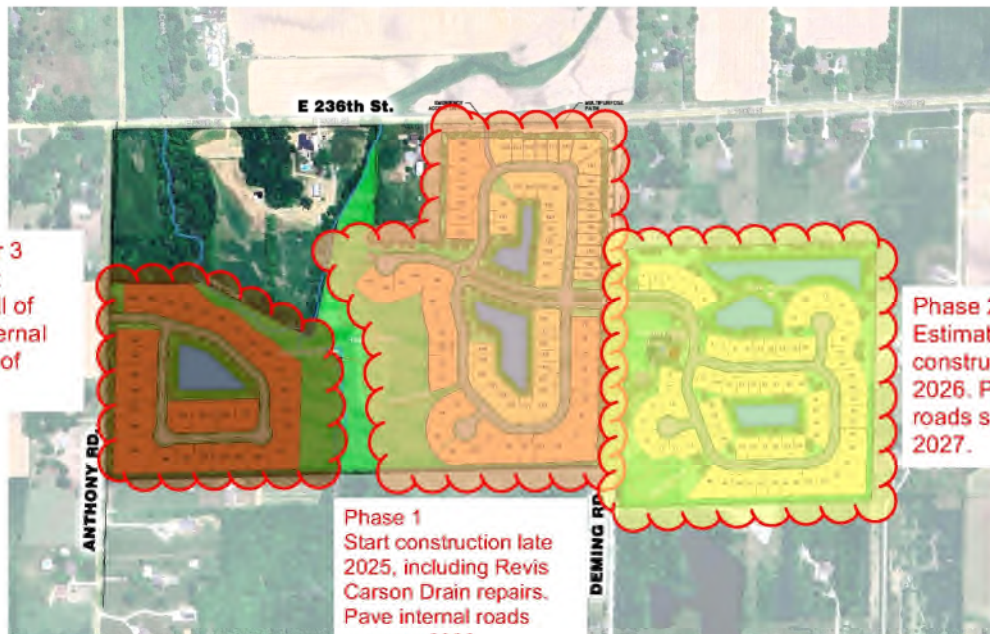
TAB 8

PHASING PLAN

HINKLE RIDGE



Phase 2 and/or 3
Estimated start
construction fall of
2026. Pave internal
roads summer of
2027.



Phase 1
Start construction late
2025, including Revis
Carson Drain repairs.
Pave internal roads
summer 2026.

Phase 2 and/or 3
Estimated start
construction fall of
2026. Pave internal
roads summer of
2027.

TAB 9

HOME ELEVATIONS

HINKLE RIDGE



HOME ELEVATIONS

HINKLE RIDGE



HOME ELEVATIONS

HINKLE RIDGE



HOME ELEVATIONS

HINKLE RIDGE



HOME ELEVATIONS

HINKLE RIDGE



ORDINANCE NO. ##-##-2025-#

**AN ORDINANCE CONCERNING AN AMENDMENT TO THE
CICERO/JACKSON TOWNSHIP ZONING ORDINANCE NO. 03-17-2015-1,
ZONE MAP, AND ALL AMENDMENTS THERETO, A PART OF THE
COMPREHENSIVE PLAN FOR THE TOWN OF CICERO, HAMILTON
COUNTY, INDIANA**

Document Cross-Reference No: 2022058747 & 2013019795

This is a Planned Unit Development District Ordinance (to be known as “Hinkle Ridge”) to amend the Zoning Ordinance of the Town of Cicero and Jackson Township, Hamilton County, Indiana (the “Zoning Ordinance”), enacted by the Town of Cicero (the “Town”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Cicero/Jackson Township Advisory Plan Commission (the “Commission”) considered a petition (**Petition No.** PC-0425-06-AG), requesting an amendment to the Zoning Ordinance and the Zoning Map for real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Petition No. PC-0425-06-AG to the Town Council of the Town of Cicero, Indiana (the “Town Council”) with a _____ Recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Town Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and,

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Cicero, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Zoning Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be know as the “**Hinkle Ridge PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance, as amended and applicable to the R3 Residential district or a Planned Development district, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Zoning Ordinance.
- 1.4 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 If Estridge Development Company, or its successors (the “Developer”), does not purchase a portion of the Real Estate within two (2) years of the date of adoption of this Ordinance the Property shall revert to the R3 zoning classification of the Zoning Ordinance.

Section 2. Preliminary Development Plan. The Preliminary Development Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 8.8 of the Zoning Ordinance. The Real Estate shall be developed in substantial compliance with the Preliminary Development Plan.

Section 3. Underlying Zoning District. The Underlying Zoning District shall be the R3; Single Family Residential District.

Section 4. Permitted Uses. The permitted uses shall be as set forth below:

4.1 All uses permitted in the R3 Residential zoning district, as set forth in Article 3.9 of the Zoning Ordinance, shall be permitted.

4.2 **Maximum Dwellings.** The total number of dwellings permitted in the District shall not exceed one hundred eighty-seven (187).

Section 5. General Regulations. The standards of Article 3.8 “R-3” District Standards, shall apply to the development of the District, except as otherwise modified below.

Hinkle Ridge Development Standards			
	90' lots	75' lots	60' lots
Minimum Lot Area	13,000 SF	10,500 SF	7,200 SF
Minimum Lot Frontage	40 feet	40 feet	40 feet
Minimum Building Setback Lines			
Front Yard	20 feet	20 feet	20 feet
Side Yard	5 feet	5 feet	5 feet
Rear Yard	20 feet	20 feet	20 feet
Minimum Lot Width	90 feet	75 feet	60 feet
Minimum Living Area (Total)	2,800 SF	2,400 SF	2,000 SF
Open Space	43.8 acres (37%)		
Density	1.58 homes per acre		

Section 6. Development Standards. The District’s infrastructure shall comply with the Town of Cicero and Jackson Township Subdivision Control Ordinance (the “Subdivision Ordinance”), and the Town of Cicero Construction Standards and/or Hamilton County construction standards except as modified below or unless otherwise approved by the

Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- A. All streets within the development will have 5-foot wide sidewalks on both sides of the street.
- B. An amenity area and subdivision identification signs will be installed in substantial conformance with the Preliminary Development Plan and the Character Exhibit, attached hereto as **Exhibit C**;
- C. Pedestrian Trailways shall be installed in substantial conformance with the Character Exhibit, attached hereto as **Exhibit D**;

Section 7. Architectural Standards: Homes will be constructed in substantial compliance with the Character Exhibit, attached hereto as **Exhibit E**. Residential Design Standards of Article 7.22 of the Zoning Ordinance shall be required unless otherwise specified below:

- 1. Structural Requirements:
 - a. Basements shall be required for a minimum of 50% of all lots within the development.
 - b. Front Building Façade shall have two (2) architectural plane breaks of at least sixteen inches (16”) of relief.
 - i. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 16 inches (16”) of relief.
 - ii. Covered porches shall meet the requirement for an architectural plane break if they provide at least five feet (5’) of relief.
 - c. Rear Building Façade shall have an architectural plane break of at least two feet (2’) of relief at one (1) or more points.

- i. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 16 inches (16”) of relief.
 - ii. Covered porches shall meet the requirement for an architectural plane break if they provide at least five feet (5’) of relief.
- d. Accessory wing walls may encroach up to two feet (2’) into a required setback or easement.
- e. Free standing accessory structures such as fireplaces, trellis, or outdoor kitchen structures may encroach up to three feet (3’) into a required setback or easement.

2. Building Materials:

- a. Exterior Siding Materials: Permitted exterior building materials shall include Cultured Stone, Stony Masonry, Brick Masonry, wood, EIFS, Stucco, and Concrete Fiber Board.
- b. Brick, stone or cedar shake on the Front Building Façade at the outside corners of the dwelling shall wrap around the corner and extend on the Side Building Facade a minimum of four (4) feet beyond the corner.
- c. All Buildings shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).
- d. Vinyl or wood clad windows are permitted.
- e. Vinyl and/or Aluminum siding are prohibited.
- f. All driveways, porches and patios shall be a minimum of broom finished concrete.

3. Garage Requirements:

- a. Garage Composition and Orientation: All Dwellings shall have a minimum of two (2) car-attached garages and a maximum of four (4) car-attached garages.

b. Garage Orientations: may include Front Load, Side Load, or Courtyard-load-style garages

i. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed by a minimum of sixteen inches (16”) behind the plane of the other garage doors.

ii. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garaged door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

4. Roof Requirements:

a. Roof Pitch: Primary roof pitch of the Dwelling shall have a minimum pitch of 6/12 front-to-back. Side-to-side gables on Front Building Facades shall have a minimum pitch of 6/12 unless architecturally significant to an architectural style such as Mid-Century Modern or Prairie Style. Gables on Rear Building Facades shall have a minimum pitch of 6/12. Ancillary roof pitches for shed-roofs, dormers, parches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.

- b. Minimum Overhangs: The roof overhang or eaves shall be a minimum of six (6) inches in areas where siding is installed and eleven (11) inches in areas of masonry material installation.
 - i. Elements such as porches, bay windows, dormers, shed roofs and areas with architectural enhanced decorative trim are exempt from this requirement.
- c. Ridgelines: Dwellings shall have a minimum of three (3) ridgelines. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches and box outs with gables shall count as a ridgeline.
- d. Roof Ventilation: Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, or for those made of metal, left natural or painted to match the roofing material.

5. Windows:

- a. All one-story Dwellings shall have a minimum of three (3) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.
- b. All one-story Dwellings shall have a minimum of two (2) windows on the Side Façade and all two-story Dwellings shall have a minimum of three (3) windows on the Side Façade.
- c. All one-story Dwellings shall have a minimum of two (2) windows on the Rear Façade and all two-story Dwellings shall have a minimum of three (3) windows on the Rear Façade.
- d. A double window (a single mulled unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.

- e. Transoms a minimum of three (3) feet shall count as windows.
- f. A door shall meet the requirements for one window.
- g. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of 3 and one-half inches (3½”) in width.
- h. Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet in size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.

Section 8. Landscaping

1. Lot Landscaping: Minimum Lot Landscaping Standards of Article 7.7. of the Zoning Ordinance shall be required unless otherwise specified below:

- a. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

2. Buffer Yard Standards: A thirty (30) foot buffer yard shall be provided per

Exhibit F.

- a. All existing trees located in the buffer yard shall be reasonably preserved.
- b. Fences, landscape mounds, drainage structures and utilities may be installed within the buffer yard.

Section 9. This ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

Section 10. Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this _____ day of _____, 2025.

TOWN COUNCIL OF THE TOWN OF CICERO

AYE

NAY

Joe Cox _____

Eric Hayden _____

Dennis Johnson _____

Chris Lutz _____

Emily Pearson _____

ATTEST:

Rhonda Gary, Clerk Treasurer

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Matthew S. Skelton
Printed Name of Declarant

Prepared by Matthew S. Skelton, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060
317.773.2190

EXHIBIT A

(Page 1 of 2)

Legal Description

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTH 01 DEGREES 26 MINUTES 24 SECONDS WEST 835.29 FEET TO THE SOUTH LINE OF EXISTING CEMETERY AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE ON SAID SOUTH LINE SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 377.77 FEET TO THE SOUTHEAST CORNER OF SAID CEMETERY; THENCE CONTINUING SOUTH 88 DEGREES 40 MINUTES 20 SECONDS EAST 161.60 FEET; THENCE THE FOLLOWING 28 COURSES:

L1	S49'29'39"E 105.85	L15	S27'41'43"E 24.31
L2	S69'10'59"E 36.42	L16	S75'06'55"E 34.35
L3	S67'30'50"E 48.47	L17	N75'33'22"E 35.37
L4	S32'32'26"E 44.93	L18	N00'32'52"E 74.79
L5	S55'50'21"E 17.92	L19	N19'35'53"E 30.02
L6	N89'17'40"E 47.58	L20	N29'13'39" 23.76
L7	S26'15'07"E 31.27	L21	N14'02'38" 37.88
L8	S14'24'46"E 45.63	L22	N01'45'09"E 66.95
L9	S61'56'31"E 14.37		N18'20'58"E 173.71
L10	S77'28'06"E 85.05	L24	N141'2'13"E 291.07
L11	N56'05'48"E 37.46	125	N29'19'45"E 190.74
L12	S85'54'13"E 86.39	L26	N37'14'48"E 112.27
L13	S10'47'26"E 23.99	L27	N22'55'06"E 31.77
L14	S14'50'01"W 68.91	L28	N08'00'06"E 147.00

TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2023035008; THENCE ON SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 9.92 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN DEED BOOK 338, PAGE 157; THENCE ON SAID WEST LINE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 549.44 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 2020039946; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 336.17 FEET TO THE EAST LINE OF SAID TRACT OF REAL ESTATE; THENCE ON SAID EAST LINE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 577.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2023035008; THENCE ON SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 30 MINUTES 21 SECONDS EAST 449.63 FEET; THENCE CONTINUING ON SAID SOUTH LINE NORTH 88 DEGREES 52 MINUTES 15 SECONDS EAST 216.71 FEET TO THE SOUTH RIGHT OF WAY LINE OF 236TH STREET PER INSTRUMENT No. 2018058545; THENCE ON SAID RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: 1) NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 215.00 FEET; 2) SOUTH 20 DEGREES 28 MINUTES 15 SECONDS EAST 63.80 FEET; 3) NORTH 89 DEGREES 24 MINUTES 45 SECONDS EAST 9.29 FEET TO THE EAST

EXHIBIT A

(Page 2 of 2)

Legal Description

LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS WEST 1689.07 FEET TO A POINT THAT MEASURES 1183.05 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 32 MINUTES 38 SECONDS WEST 2653.10 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER SAID POINT BEING 1201.03 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 01 DEGREES 26 MINUTES 24 SECONDS EAST 1024.35 FEET TO THE POINT OF BEGINNING, CONTAINING 78.24 ACRES, MORE OR LESS.

ALSO:

Part Of The Northeast Quarter Of Section Five (5), Township Nineteen (19) North, Range Four (4) East, Described As Follows, to-wit: Begin 60 Rods north of the Southwest corner of the West Half of the Northeast Quarter of said Section Five (5), Township Nineteen (19) North, Range Four (4) East, and run thence East 80 Rods, run thence North 79 90/100 Rods, run thence West 80 18/100 Rods, run thence South 79 90/100 Rods, to the Place Of Beginning, Containing 40 acres.

Preliminary Development Plan

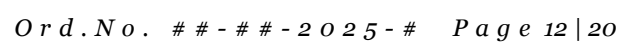


EXHIBIT C

Amenity/Sign Exhibit



EXHIBIT D

Pedestrian Trailways



EXHIBIT E

(Page 1 of 5)

Home Elevations

DIFFERENT BY DESIGN



EXHIBIT E

(Page 2 of 5)

Home Elevations

DIFFERENT BY DESIGN



EXHIBIT E

(Page 3 of 5)

Home Elevations

DIFFERENT BY DESIGN



EXHIBIT E

(Page 4 of 5)

Home Elevations

DIFFERENT BY DESIGN



EXHIBIT E

(Page 5 of 5)

Home Elevations

DIFFERENT BY DESIGN



EXHIBIT F

Landscape Buffers



Director's Report

April 2025

Permit Revenue: April 2025 = \$5,214 YTD: \$13,277

April 2024 = \$3,624 YTD: \$14,652

Difference: Month = +\$1,590 YTD: -\$1,375

- We have issued a total of 21 building permits for April 2025.
- 12 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 9 in Jackson Township (of which, 0 have been for a new home).
- Estimated Cost of projects permitted \$773,855.

The Planning Commission's next scheduled meeting is May 14th at Red Bridge Community Building. The BZA meeting scheduled for May 22nd has been cancelled due to lack of business. I did some continuing education this month and completed a Stormwater permitting workshop through the Department of Natural Resources.

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

At your service!

Frank Zawadzki

Letters regarding Estridge Developments:

Shawn Holstein

22900 Deming Road

Cicero, IN 46034

Mobile: 317.605.5955

April 6, 2025

To whom it may concern,

I am writing to express my **strong** opposition to the proposed Estridge housing development. This development would have an extremely detrimental impact on our Cicero community. We live on Deming Road, just a short distance (about 1/8 of a mile) from the proposed development. Our dream of living in the country started 25 years ago when my wife and I got married. We had always envisioned living in the country on property in a quiet rural setting. We lived in a neighborhood for 20 years and had 5 children while we saved our money and chased our dream. When we had saved enough money to purchase land, we drove to Cicero and loved the beautiful farmlands and quiet roads that we drove on. In 2018, we purchased our current property on Deming Road and built our home to escape city life and high-density housing to raise our children in this rural setting. The proposed Estridge housing development would have a negative impact on the area, especially for most people in the community that have shared the same dream that we had. Please help keep our community small, quiet and rural.

My primary concerns are as follows:

1. **TOO MANY HOMES FOR THE AREA:** The proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened and inadequate infrastructure,

leading to increased traffic congestion, noise pollution, significant water/drainage issues, and strain on our public services.

2. **INCREASED TRAFFIC:** Deming Road is not equipped to handle the level of traffic that would be created by this development. Over the past 9 months, since 236th street has been closed due to construction and traffic has been diverted down Deming Road, there have been numerous accidents, and a real safety hazard has been created for residents and especially those of us who have driveways on Deming Road. It's simply not designed to handle the traffic that we've been experiencing and that this proposed neighborhood would create. The current condition of Deming Road is extremely poor with deep potholes and dips in the road. We do not want Deming to be expanded either.

3. **WATER DRAINAGE:** In terms of drainage concerns, the Revis Carson Drain daylights into an open drainage ditch on our property and then flows into Hinkle Creek which also

runs on our property. We already experience significant flooding during rainstorms. During the meeting with Estridge they indicated their intent is to expand the size of the pipes for the Revis Carson Drain that flows out onto our property, which would



greatly increase water capacity and thus significantly increase flooding on our property, which is already very problematic. This will also have a very detrimental impact on Hinkle Creek in terms of erosion. There is already an erosion issue due to current water flowing through the Revis Carson Drain into Hinkle Creek and this will greatly exacerbate the issue.



Revis Carson drain ditch overflowing on our property where it intersects Hinkle Creek.

4. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. Please take a moment to view these videos:

*Video of Hinkle Creek + Holstein property
after rainstorm.*



*Video of flooded area near Revis Carson drainage
ditch on Holstein property.*

5. **WAY OF LIFE:** Furthermore, the type of housing being proposed is simply not in alignment with the character and rural lifestyle of the area. It would drastically alter the aesthetics of our area, replacing the existing landscape and open spaces with a high-density housing complex. Another issue is the fact that most residents in this area shoot guns regularly and this will likely not be well received by residents living in the proposed neighborhood.
6. **PROPERTY VALUES:** I'm also deeply concerned about the impact this development would have on property values in the surrounding area. The influx of houses and residents would detract from the reason residents in this area moved here to begin with which is to have larger lots, less population density and a quieter and slower lifestyle. High density housing

would water down the appeal of this area thus resulting in property value declines especially for those who have acreage.

Thank you for taking the time to review my concerns. I hope that the planning commission will carefully consider the potential implications of this development for our community's well-being and choose a course of action that best serves the interests of *all* residents. We must not allow development at the expense of our community's well-being.

Best regards,

Shawn Holstein