



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes 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 Schrumpf
- Dennis Johnson
- Eric Hayden
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

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

2. Approval of Minutes:

Mr. Hayden made motion to approve minutes as presented for April 9th, 2025, meeting. Mr. Johnson second. All present in favor.

3. Public Comment: President Strong stated this is the time for any items to be addressed by the public not on tonight's agenda. Also explained that items on the agenda would have time for public hearings.

Devon Scherer 3916 E. 226th Street, wanting an update on 236th Street. President Strong stated what we are being told is Sept/October timeframe.

4. Old Business:

No old business

5. New Business:

Docket #: PC-0425-05-P1

Petitioner: Hamilton County Park Impact Fee

President Strong stated they have requested this Docket to be withdrawn, and they will resubmit when more prepared to present. Docket is withdrawn.

Docket #: PC-0425-04-AG



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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.

Mr. Massonne made motion to untale from last meeting. Mr. Hayden second. All present in favor.

President Strong explained for informational purposes that this request is for a Rezone to R3 prior to request for a Planned Development rezone as a PD cannot be created directly from an AG district. Ordinance does not allow without this extra step.

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

President Strong explained that the Board will allow Estridge to address both dockets at the same time to expedite the process. Once the public hearing portion is open we would allow public to address either docket as well, to potentially save time.

Matt Skelton with Church, Church, Hittle, and Antrim offices at 2 North 9th Street Noblesville, attorney for Estridge Homes. Lisa Claybourne, and from Estridge Homes, Clint Mitchell, Rob McGraw, Doug Peterson, Mason Quinn, Robin Gross, and Roger Foster. Mr. Mitchell and Mr. McGraw along with the Estridge family are owners of Estridge Homes.

Mr. Skelton explained here to introduce a very high-end single-family neighborhood by Estridge Homes to be called Hinkle Ridge. If aware of Estridge Homes you are aware of reputation of high-quality architecture with attention to details for neighborhoods. Hinkle Ridge will include a mix of homes expected to range from \$750,000 to \$2,000,000. Neighborhood has been planned to maximize the preservation of mature trees, property and attributes of the area. Estridge held a neighborhood meeting in March, have followed up with other meetings with neighbors. Concerns were raised about traffic, this is not considered to be a traffic generator, half of residents expected to be empty nesters. Drainage was a comment made, Hamilton County Drainage requirements makes it virtually impossible to develop and make drainage worse. Plan will take care of many issues on the property today. Changes to the rural experience in the area was also a concern. Hinkle Ridge is a high-end desirable development that will provide a very high standard for this area of the Township. Comments during neighborhood meetings were made around desire to continue engagement of discharging firearms in the area. Nothing being proposed would prohibit that. Estridge is trying to be proactive in addressing comments that may come up again during public comment. Clint Mitchell to address details of the neighborhood.

Clint Mitchell 645 Carmel Drive, Carmel. CEO of Estridge Homes, has been in central Indiana since 1965. Part of the community, many employees live in Cicero. Site plan shared on monitors. Establishing large park area, Hinkle Preserve,



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in total 42 acres. Common area, open space, keeping as many of the large trees as possible, positioning homes to take advantage of deep ravines. Trail system that will connect to existing path on 236th. Also, other trails through the preserve area, interest points, pedestrian bridge connecting one section to another. In designing have come up with four different collections or size of homes to build the neighborhood. Monitor was used to show examples- from previously built homes in other neighborhoods. Referring to site plan, the western edge would have the Estate section, the largest priced homes, expect them to approach or exceed \$2M appealing to both large families and empty nesters. Middle section, the Ridge, will have two different product types, families and empty nesters as well, expecting to be in \$900-1.5M in price. Center of neighborhood have smaller homes for empty nesters, \$750-900 price point. On average, exceeding \$1m in the neighborhood. This neighborhood will be the highest price point average neighborhood done by Estridge, most preserved green space, don't want to do high density. Revis Carson Drain mentioned earlier, runs through the property and high on the Counties list of drains needing repair. Will be reconstructed on our property and through several properties to the south, approximately a mile in total. We will be fixing an existing problem, no costs to other property owners. This will cost approximately \$1.5M to fix/improve the drain for the area.

President Strong asked if questions from Board members. Mr. Hayden questioned the drain to the south, what road would that intersect. Mr. Peterson stated it sits between Anthony and Deming to 226th street. We would start the north edge of property. Mr. Thomas questioned again the boundary area, questioning the whole drain. Mr. Peterson (with Estridge) stated our property to 226th. Mr. Hebner asked have you looked at doing a package plant type of water/sewer setup, many neighborhoods outside of municipality go to this type of area. Also, many here are concerned that once this goes in, they would be forced to spend dollars to hook up water and sewer. Has anything been done to mitigate that or help the others out? Mr. Mitchell we have not looked at alternative plans. Have talked to Utility District but do not have an agreement. Have been told it is coming to the point north of us with or without our project. We do know we will have to do a lift station on our property at our cost. Our understanding that the route has been determined with or without our project. Mr. Johnson questioned entrances, in event of emergency there is only one access. Mr. Mitchell we do not have an entrance on 236th Street, we do have emergency access. On Deming Road we have separate median to have two access points. When we go through the platting process we could address on the far east or far west. Mr. Hayden traveling west out of Cicero, turning left on either Anthony or Deming could get quite backed up. Are you planning blisters or whatever to be able to go around? Mr. Mitchell stated talking to County and will have passing lanes or blisters on the approval. Mr. Hayden stated mentioned trails and look good throughout the project, access on Deming, but have you considered Anthony as well or does that go outside your project? Mr. Mitchell stated our property on Anthony side doesn't go all the way through to 236th. Expect to pave in front of our property but would go nowhere will be a pedestrian bridge over Hinkle Creek connecting to the trails. Mr. Diller questioned which development in Hamilton County would resemble this development the most in regard to the homes. Mr. Mitchell answered Serenade, extremely popular, currently sold out, 161st and Ditch Road in Westfield. Only exception is the smaller lot sizes are not a part of this development, the larger homes styles. President Strong asked regarding trails, in PUD you refer to sidewalks, are you proposing trails opposed to sidewalks. Mr. Mitchell stated there will be both city walks in front of homes and in addition there would be asphalt or fresh stone trails through the woods. Both city walks then trails along main roads to connect east to west. Mr. Massonne questioned if could compare the density of Serenade to the site plan. Mr. Mitchell answered almost identical when you look at homes per acre, 1.5. Mr. Massonne questioned R-3 with setbacks of five feet and accessory structures, wing walls. Mr. Mitchell answered those are architectural features. Mr. Massonne questioned 20 feet setbacks with five-foot sidewalks, what is the depth of the



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drive. Mr. Mitchell stated we oversize the garages to have depth and width to open doors and have storage. Double depth and three car garages are common. Mr. Massonne also questioned statement that purchase of real estate after two years would go back to R-3 classification, would we (the Board) have any bearing on if that would go back to AG. Mr. Hayden summarized that if the project would not go through it states would go back to R-3 but shouldn't that be AG. Mr. Culp answered that it would be up to us, we could accept as written or require it go back to AG. Mr. Thomas questioned the platting process this is the plan. Mr. Mitchell stated it is the current plan, have gotten feedback from neighbors and want feedback from you. Mr. Hebner asked if there are plans for gating for residents. Mr. Mitchell stated not at the moment but could consider one section being gated.

President Strong stated prior to the opening of the public hearing want to go over a few things. As you step forward, state your name and address for the record, comments will be limited to two minutes with the number of people to speak, you are given one opportunity to address the Board, someone cannot give you their time. Mr. Zawadzki will set the timer. All comments should be addressed to the Board and not others or the petitioner. If someone previously addressed your concerns or thoughts, you could state I agree with xxx. If meeting goes on we will take a 10-minute break around 9:00 pm. If we approach late night the Board may end and allow continue next meeting. If you can refrain from clapping and cheering it allows everyone more time and the Board the ability to hear the comments.

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

President Strong stated we have a list of people that want to speak. Again, both dockets are open, the rezone and the PUD request.

Comments are summarized by the recorder, any materials given to the Board become part of the file.

Joni Moehl 23581 Colt Way-Enjoy country living, understand need for some development, felt a 5-7 acres lot would keep feel of country, paid a lot for septic, very against this type of development it will change the culture of the area. Feel the reason that I moved here will make me to not want to stay. Concerned for the drainage.

Steven Chance 3161 E. 246th Street-List of questions given to Board by community members. Concerns are that the foundations discussed at previous meetings have not been addressed. Police/Fire, School impact, traffic study. Roads are not built for this development; current roads are terrible. Who pays for blisters, extra lanes. We haven't dealt with the foundations and feel 1-2 years off of doing this development.

Kimberly Chance 3161 E. 246th Street-Appreciate Estridge trying to bring quality product to community. Unique position of time in the community, Comp Plan timing and approval without Jackson Township representation, many moving parts. This area is designated as AG, Jackson Township residents trusting that Comp Plan was not a ruse, yet a week later this is before the Board. Do right thing for residents and township.

President Strong addressed the comments. This Board does have Jackson Township representation; it is not just Cicero.

Amanda Egler 5228 E. 225th Street, Noblesville. Fifth generation farmer. Encourage to look back at comments when Comp plan was being developed. Number one thing mentioned in discussing the framework was preservation of rural character and farm ground in the Township. Just passed plan and now a week later this development. Positioning when discussion of areas of growth were much closer to Cicero. Stick with current zoning.



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Andre Maue 22410 Gilford Ave, Cicero. Just moved to this area a year ago from Westfield (25yr resident). Sitting on Plan Commission in Westfield understand and researched Comp Plan for Cicero/JT. Part of decision plan to move. Comp Plan makes clear what is recommended for the area, this is not a gray area or close to a line. Product is quality being presented. Not a matter of details of product, utilities it is a matter of planning issue. If rezoned from AG, then saying not going to follow the plan.

Jeff & Cheryl Titus 4160 East 231st Cicero. Built house on 15 acres to not have neighbors, if approved will have 70 houses on doorstep. Moved to not have neighbors, to be able to shoot, will be 200 feet from houses if approved. Keep zoned AG.

Hank King 23565 Colt Way. Built for way of life, invested dollars in land and building. If approved impact to traffic is underestimated, empty nesters questioned due to size of homes. Concern for utility impact and significant uncertainty that is currently the case. Keep construction building closer to other buildings. Drain improvement will be great but not convinced there will not be issues. Master plan and represent residents in the area.

Mitchell Rockwell 17097 Linda Way. Opposed to project. Updated Comp Plan and should look at what was approved. Other concern is the residents that are not direct neighbors to proposed site and the Utility District impact. Concern for landowners in the path and imminent domain concerns.

Corey Thielen 4301 236th Street. Cicero. Directly north of the proposed site. I came from neighborhood of 600 homes and saw the concerns of traffic, HOA restrictions, foot traffic and lack of peace and quiet. Since moving have seen issues such as three-year road closure, property taken for path, new wastewater plant. Do not see changes from Estridge meetings with neighbors, minimal notice. Not interested in 5-7 acre lots. Do not want large developments to disturb peace and quiet. Vote no.

Rick Hahn Catamaran Circle, What happens to people at end of drain will they get dumped on, what good is comprehensive traffic study with 236th closed and traffic 31 becoming limited access. Comp Plan spent 14-15 months and hired a consultant, what a waste of taxpayer funds if within a week you put the Comp Plan away and what a waste of taxpayer dollars. Do not feel sorry for Estridge recently approved for 700 homes on 336 in West Lafayette they will be fine without us. .

Steven Moore 4114 E. 236th Street. Lifelong resident of Hamilton county, moved from similar development, not a right fit for the community. Moved to country for space, privacy, shooting, dirt bike etc. High density property jeopardizes all of that. Next is traffic, noise, HOA rules, security, and infrastructure that cannot handle this type of project. Residents do not want it. We are not anti-growth we are anti-irresponsible growth. Request denial of project.

Shawn Holstein 22900 Deming road, west side. Directly affected by drainage issues. First, submitted letter to Board, request reviewing the significant flooding issues. And erosion issues in the area. Second, pointed to home on monitor. Development will add to the issue of drainage to the south. Deming Road with the increase traffic currently is giving a taste of what is to come, concern for safety. Thirdly, maintaining rural way of life for the residents in the area. Vote no.

President Strong stated this is last one that turned in to speak, open to anyone in audience if interested.

Hugh Berry 3669 E. 246th Fourth generation Jackson Township resident. Light pollution, traffic currently without additional homes.



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Landi Strand 21911 Flippins Road, do not boarder this development. Opposed to project. Appreciate in the Comprehensive Plan they had two important values-small town feel of Cicero, and the rural agricultural feel of JT. Also 236th is an important part of those two values. While Estridge is a wonderful builder, having a subdivision along that corridor is not protecting the value of rural agricultural feel. Certainly, everyone has right to sell their property, the community has a right to maintain their community. There has to be a balance. This does not help the balance.

David Hodgin 3525 E. 236th Cicero. I appreciate Estridge talking to me, but I don't need seven homes on one side of my property. Farming in blood, do not need the density, homes need plenty of property, don't destroy farming to build.

Devone Sherer 3916 E. 226th Street, Agree with all the comments being said, against project. Concerns are fire response time that is six miles away from town. I want country setting to remain.

Ian Stewart 7700 Main Street, Subdivisions not in our area, why walking paths for more housing additions, comp plan is AG should remain.

Chris Thifault 23150 Deming Road, Share south border of both parcels being considered by petition. Highest taxpayer in Cicero and third highest in Township. Great product by Estridge but hearing one consistent comment which is do they adhere to the Comp Plan. As business owner with asking for a step back and not approve.

President Strong seeing no more wanting to speak, Mr. Zawadzki do you have any letters/emails to add to the record.

Letters will be added to the file and are summarized by the recorder. Read by Mr. Zawadzki.

Chris & Carrie Thifault 23150 Deming Road, Firmly object to petition. Border the properties being proposed. Concern for financial impact. Quality of life, traffic, noise and light pollution concerns, concern for individuals right to utilize firearms, erosion and flooding concerns. Surrounding area are country estates not subdivisions.

Greg Decker 23555 Deming Road. Concerns: value rural life, traffic from 10 homes to adding 156 homes on Deming Road, traffic from delivery services, noise and light pollution, construction noise for years.

Gerald Dunmire 2840 E. 236th. Opposed. Does not align with Comp Plan in several areas. Location and infrastructure concerns with scattered subdivisions. Section one -noise and pollution. Question if studies have been done and request before approval. Concern for reversal to R-3 if not done within 2 years, should revert to AG.

Jay Irving 4725 E. 236th Street. Petition is taking advantage of zoning ordinances Page 19 section 2.3. AG should not be rezoned to R-3. Should not be approved. Spot zoning should be prohibited. Land Use is not in spirit of zoning. Concern for density in rural area without study of financial impact to surrounding citizens, concern for Utility district and impact to existing citizens that do not want to connect. Safety of roads, services of fire and police and impact on them, school impact.

Neuri and Angelica Lausch 4365 E. 236th Street. Concern for water table, drainage, flooding in homes due to drainage. Health concerns with exhaust, mold. Concern for sewer connection fees.

Bob & Rita O'Rear 4302 E. 236th Street. Opposed to development. Comp Plan what is purpose when can circumvent plan for development. Drainage concerns and potential costs to others in the area. Traffic on 236th, or 226th Street. Why doing a zoning and PUD being done at same time?



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Carol Sanquetti 3250 E. 236th Cicero. Opposed to petition, quality of life, utility district potential costs and burden, property tax increases, potential approval of additional subdivisions if one is approved. Long term impact to residents.

Sherry Lantzer Opposed. Opens to utility district requirements and fees.

Andrew Snider Opposed. While best plan that has been proposed concerns for lack of infrastructure, drainage concerns and not able to handle. Residents in area will be impacted by costs to improve. Traffic on Deming and Anthony Road and lack of trust in County to fix roads. Utility district concerns. Financial burdens to current residents.

Jeff and Cheryl Titus 4160 E. 231st. Opposed. Concern for having neighbors, losing rights to shoot guns, traffic concerns, noise and light pollution, rental properties, drainage, crime, increase of property taxes. Wildlife and diseases. Ask for Board to refuse proposal and any future high-density proposals.

President Strong thanked Mr. Zawadzki and suggested we find a way to streamline letters in the future in interest of time since public was allowed two minutes.

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

President Strong stated this is the time for the petitioner to address any comments as well as Board members to ask any questions on rezone or PUD.

Mr. Mitchell stated he would be happy to address any questions the Board would have, many items mentioned are not new to us, but some are and would like opportunity to digest them and continue this to the next meeting. If Board has questions we would like to address. President Strong stated since you are willing to take comments back and address them it would be important for the Board to pose their questions if they have them. So, when you are going back to address you can address them as well. President Strong stated he had questions regarding the PUD and would hate to not share and present at next meeting and you have to go back again. If Board members have any comments please do so.

Mr. Hayden stated you mentioned the 20-foot front setback; Google search shows a car is 14.7-16.7 feet, a truck is closer to 20 feet. A crew cab is 19-21 feet. Mr. Hayden stated sidewalk is 5 feet, what is setback from road to sidewalk.

Rob McGraw Estridge Homes-Carmel Drive is corporate office. Stated from the curb eight feet (called a tree row), five-foot sidewalk then the 20 feet building setback. It is approximately 33 feet from road to building. Mr. Hayden questioned in your proposal that you have three different lot sizes, went to the neighborhood, which is a nice neighborhood, but the five-foot setbacks are very tight. Understand people wanting new homes are not all into maintenance and landscaping. What feedback do you get on the five feet setbacks? Mr. Mitchell stated not all are five-foot-setbacks there are different sized homes and in this case we wanted to keep as many trees as possible, looking at what the market prefer and common area that is maintained with trees. President Strong adding on, questioning encroachment to five-foot setbacks in the PUD. An accessory structure could encroach 3 feet into the setback. Technically if two sheds are side by side there would be four feet between the two sheds, trying to understand why would want to encroach into the setback at all. Concern being the fire protection and concern for buildings being on top of each other. Mr. Mitchell stated didn't think accessory structures but the wing walls. Used monitor to describe. Would change that if it is worded to do that, will review that no accessory unit/building would be put into. Mr. Thomas read the section, freestanding accessory structures such as fireplaces, trellis, outdoor kitchen structures may encroach up to three feet into the required setback. Mr. Mitchell stated that type of fireplace or that type of wing wall could go



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beyond the foundation wall and could go into the five-foot setback. Mr. Thomas stated you have wing wall could encroach up to two feet into required setback. Section 7, 180 brings up accessory structures. President Strong stated we consider accessory structures as pools, sheds those type of structures. Mr. Mitchell stated we can call out and prohibit those structures. Mr. Hayden asked how to you manage structural requirements; 50% of lots in development will have basements and 50% will have decorative garage doors. How is this managed if these are custom homes? Mr. Mitchell what is being offered, only one is slab, the other three designs are basement standard so would be more than 50%. The empty nester homes have an option, which is where the 50% would come from. Mr. Hayden questioned the front-load garage doors. Mr. McGraw stated they have predetermined all elevations and which garage door goes with each elevation. The door will match the architectural details of the home.

Mr. Massonne stated in reviewing the Comp Plan this is far out there, as far as spending money in Cicero. The comparison of R-3 lot sizes and ordinances, R-4 is minimal of 13000 square feet, 1/3 acre. This shows middle size is .25 of an acre and smallest is .165 of an acre. So, where it is and the lot sizes, if you take out green spaces, it is more like 2.5 homes per acre on the buildable acres. Mr. Massonne stated you can't always determine what is for sale but where it is and compared to Comp Plan it is far from Cicero. Mr. Thomas asked why this location. Mr. Mitchell stated one is proximity to 31 and new access as well as general things going on in the area. Site specifically, have had eyes on property for years. Rob has known Mr. Fryberger for years who owns property and resides in carved out area. Beauty of area is what has driven us to the area.

President Strong knowing you are going back to review the PUD hate to add to the list but have comments to address. Fire protection do you plan on installing fire hydrants in the development? Answer was yes. President Strong stated Cicero Fire ordinance do markers in road please address that. You are planning on retention ponds; we have been told to have dry hydrants so Fire Dept can utilize water there if needed. Is there any intent to do warning system in the development? Mr. Mitchell questioned whether he desired or to be considered. President Strong stated would be beneficial to the residents of 180 homes. President Strong then asked about buffering along 236th street, as well as Deming and Anthony. Questioned what the buffering would look like as the back of homes would be backing to the roads. What would it look like? Mr. Mitchell answered they can provide examples. President Strong stated if moved forward provide detail as part of PUD documents. Moving to streetlights, proposal for streetlights, current neighborhoods have dusk to dawn lights. Mr. Mitchell stated would have dusk to dawn on homes and streetlights are vat to vat not much light pushed out. President Strong stated with the plans would you be able to identify. Answer was yes. President Strong stated understand doing in three sections, the question is when would you do the amenities, section one, two, three? Regarding the lot sizes, you are using the basis for an R-3-which allows 45% impervious surface, questioning if you will be able to meet that standard? Answer was yes. President Strong questioned if determined if going to allow on street parking. Mr. Mitchell stated there are some areas with the medians that it will be on one side, some other areas where it would be one side. Garages and drives should handle unless guests are over, to prevent on street parking. President Strong questioned the HOA process, but did not have anything on fences but with encroachment should identify what you want to see. President Strong stated considering the issue of reverting back to R-3 instead of AG, seems logical since it is AG today that if not done in two years that it would revert back to AG at that time. Answer was that change can be made, Mr. Mitchell. President Strong stated probably a Hamilton County question but no feasible to fix all of Deming Road, or Anthony Road but any potential since you are doing passing blisters and such that you would do the roads in front of your development? Mr. Mitchell answered we would be doing the section



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of Deming Road, not sure of Anthony but Deming would be done. President Strong clarified the road not just the passing blisters. Mr. Mitchell stated yes. Mr. Hayden asked the question that 236th gets passing blisters, concern for safety, do we contact county? President Strong stated we can ask the County if that is desired. *Unable to hear conversation details.* Mr. Hayden questioned windows and door numbers, concerned that a transom is considered an opening. Mr. Mitchell stated can clarify this area, better define.

President Strong asked for further questions. Understand have given long list of item but sure you appreciate having them before coming back and the items coming up at that time. President Strong stated if no further questions, at the petitioner's request would look for a motion to table.

Kimberely Chance interjected to respectfully request the Board vote no based on the entire community here having not one positive comment. Understand they want to extend but respectfully ask you respect this community and not pass this since it wasn't presented well. Apologize for being out of order.

President Strong stated while appreciate your comments, would have to defer to Mr. Culp. But per the petitioner's request, they have the right to request it be tabled to address the concerns they have heard this evening. Mr. Culp stated that it has always been the way we have operated in the past. If we have a project like this and a petitioner has questions to answer we have allowed that opportunity. President Strong stated he understands it is an inconvenience to come back however that is what we have done in the past when the petitioner has asked. If the Board feels differently...

Mr. Hayden stated he does, put a lot of thought into this. It is our Plan Commission, and we have to assess the impact to the surrounding areas, that is our job. Do feel it is a nice project, from a density perspective, we felt Lennar was too dense. We talked what density looks like, and this comes close to the acceptable levels at that time. Do have a couple of concerns, the property owner and Estridge will have financial gains, with this Hamilton County Utility District it drives the infrastructure and impacts many people. We need to find how we can lessen that impact by those that are being touched by this project. That is a major concern, and while we have reached out to the County to see what can be done. Until we can figure out what can be done, it is a concern. Drainage is the other concern, I feel you have addressed that, taking ownership of solving. Again, you have a nice project, these are my concerns.

President Strong asked if any other questions by the Board.

Mr. Hayden made motion to table petition. Mr. Diller second. All present in favor.

President Strong stated this will be tabled until June. Meeting will take place at Red Bridge. I appreciate everyone being respectful of the Board and the petitioner. Meeting will be June 11 at 7:00 p.m.

6. Plan Director's Report: Enclosed in your packets recap by Mr. Zawadzki as follows: Permit revenue for April 2025 was \$5214, bringing YTD to \$13277. Comparing to April 2024 of \$3224, YTD \$14652, this is an increase of \$1590 for month and decrease of \$1375 YTD. Permits issued for month was 21 with 12 in corporate limits, zero new homes, additional 9 in township with zero new homes. Estimated cost of projects permitted was \$773855. Continued education with workshop on stormwater permitting.

7. President's Report: President Strong thank you to Board members for engagement and homework to prepare. We have heard a lot from the comments and residents that spoke.

8. Legal Counsel's Report: No report.



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9. Board Member Comments: Mr. Thomas asked if Comprehensive Plan was approved. President Strong answered yes. Mr. Thomas asked if a final copy was going to be presented to board members. Mr. Culp stated he understood they are preparing a final copy and will be available soon, last resolution was signed at last meeting and sent to American StructurePoint. President Strong stated will see if an electronic copy is available to send out, and they are preparing a hard copy as Mr. Culp stated. Mr. Massonne stated he echoes the comment on regulating emails as people spoke then email read. President Strong stated he made a note of that and to try to condense. Mr. Hayden asked that Mr. Fryberger's letter be included. President Strong stated it was passed out but requested not to be read.

10. Next Planned Plan Commission Meeting:

June 11th, 2025, at Red Bridge Community Building @7:00 p.m.

11. Adjournment: Mr. Schrumpf made motion to adjourn. Mr. Johnson second. All present in favor.

President

Secretary:

Date:

Location:

Red Bridge Community Building
Cicero, IN 46034