



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

July 9th, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

Roll Call of Members

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massone
- Dennis Schruppf
- 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:

June 11th, 2025

Public Comment:

Old Business:

New Business:

Docket #: PC-0625-08-AG

Petitioner: Patrick Mazzocchi

Property address: 1955 E 256th Street, Arcadia, IN 46030

A Minor Subdivision application has been received concerning Article 4 Minor Subdivision of the Cicero/Jackson Township Subdivision Control Ordinance in order to subdivide one (1) 4 acre located at 1955 East 256th Street, Arcadia IN, 46030 into two (2) equal parcels of 1.88 acres each after the Right of Way dedication.

Plan Director's Report: Enclosed in your packets.



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President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

August 13th, 2025

11. Adjournment:

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

- o Dan Strong – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Wendy Gillespie – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Harrison Massone – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Schrupf – Council Appointment – Term 01/01/2023 – 12/31/2026
- o Dennis Johnson – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Eric Hayden – Council Appointment – Term – 04/01/2025 – 12/31/2026
- o Marc Diller – Council President Appointment – Term 01/01/2023 – 12/31/2026
- o Mark Thomas – Township Appointment – Term 01/01/2023 – 12/31/2026
- o Ford Hebner – Township Appointment – Term 01/01/2025 – 12/31/2026



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes

June 11th, 2025

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

Roll Call of Members

Present:

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

Absent:

Wendy Gillespie
Ford Hebner

1. Declaration of Quorum:

President Strong declared a quorum with 7/9 members present. Any action tonight takes five votes to be a passing motion since we don't have a full board this evening.

President Strong requested a motion to amend the agenda to move New Business prior to Old Business.

Mr. Hayden made motion to amend agenda to move New Business PC-0625-07-AG prior to Old Business. Mr. Thomas second. All present in favor.

2. Public Comment: President Strong explained this is the time for any comments to items not on tonight's agenda.

Andre Maue 2214 Gilford Avenue. Questioning differences between Cicero and Westfield and what the guiding factors are in the decision process.

Micheal Scherer 137 Ardglass St. Speak on approval of plans in the Utility District that we get zero tax revenue from and are being burdening the residents of Cicero with future tax increases. How are we addressing with the County? With any project in the Utility District there is zero economic incentive benefits to Cicero residents. We get all the traffic, road damage and no benefit.

President Strong asked if Mr. Culp wanted to answer. President Strong stated the answer is we don't control the Utility District and no way to control it. Mr. Culp stated the Plan Commission has jurisdiction over land uses but the county controls all the other components. Making the best decisions while talking to the County about what can be done. But we have no authority to terminate or stop.



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Michael Scherer asked for the Board to talk to the County, for the residents of the Township. It is a TIF District, and they are taking tax revenue and forcing residents to spend \$30-50,000 to hook up once plan is approved. How can we feel good about it? Talk to county and fight for residents. Concern for folks out in the township.

President Strong shared that there are conversations going on with the county regarding some of these concerns. Mr. Culp added that Cicero Town Council submitted a letter to the Commissioners in last month, expressing that they believe that the people that live out in that area there now should not be forced to sign up for the district and should only be voluntarily. Also asked what the Commissioners could be done to ensure that, also asked that the Commissioners offset any costs of inspections that should be required. That was a written letter by one council member on behalf of the Council. That dialogue is ongoing. The Town is doing what they can but again this is not under our control, it would be like telling our neighbor what they can do in their yard. We only have certain rights. We are not in a position of demand. There has also been made clear that if there is development along 31 corridor at some point, since we are in position to be, along with Jackson Township, that we would be the first responders that some of the TIF dollars should come back to the town as well. At this point all is hypothetical until something goes on out there. President Strong thanked Mr. Culp for the detail and stated knew there were ongoing conversations but under Mr. Culp's area to share what could be stated.

3. Approval of Minutes:

Mr. Hayden made motion to approve Minutes from May 14th, 2025, meeting as presented. Mr. Schrupf second. All present in favor.

4. New Business:

Docket #: PC-0625-07-AG

Petitioner: Gerard Goodbold

Property Address: 1784 E 226th Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for a fence on the property located at 1784 E 226th Street, Cicero, IN 46034.

Gerald Goodbold 1730 E. 226th Street. Asking for permission to build a fence around the old marina repair business. The fence would be same material of the building and enclose all the vehicles we have. Right now, we have an excess of vehicles because it is difficult to get parts. Putting a fence will get rid of eyesore and make business look more professional.

Mr. Hayden asked the size of the fence. Mr. Zawadzki stated six-foot fence. Mr. Hayden questioned if there are easement issues. Mr. Zawadzki stated there is an easement but not impacted by the fence, 100% on their property. Mr. Hayden questioned if any issues. Mr. Zawadzki stated he had no issues and glad to see the fence frankly. President Strong stated the intent is to screen outdoor storage. Mr. Zawadzki stated that it is correct, spoke to Mr. Goodbold about excess of cars, removed many but screening is needed and aesthetic review area now. Mr. Hayden questioned if materials are within the allowable materials. Mr. Zawadzki stated yes. President Strong asked if landscaping in the picture is planned. Mr. Goodbold stated yes on both sides of the fence. President Strong stated for the record you said: additional trees as well. Mr. Goodbold stated yes. Mr. Thomas questioned color of fence-gray like the building.

Alejandro Garcia Vazquez 1784 E. 226th doing best to get same materials. Mr. Massonne requested that maintenance on both sides of the fence be taken care of. Alejandro Garcia Vazquez felt that this would be less maintenance. President Strong stated does not require public hearing and if no more questions, would entertain a motion. Mr. Hayden thanked Mr. Goodbold for his service.

Mr. Hayden made motion to approve PC-0625-07-AG as presented. Mr. Johnson second.

Mr. Diller-approve, Mr. Thomas-approve, Mr. Massonne-approve, Mr. Schrupf-approve, Mr. Hayden-approve, Mr. Johnson-approve, Mr. Strong-approve Motion Passed 7-0.

President Strong stated approved, continue to work with Mr. Zawadzki on the project and getting your fence permit. He will assist you.



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President Strong stated we have two dockets under Old Business that were tabled per request at last meeting. Looking for a motion to untable for Dockets PC-0425-04-AG and PC-0425-05-AG.

Mr. Schrumpf made a motion to untable PC-0425-04-AG and PC-0425-05-AG. Mr. Diller second. All present in favor.

5. Old Business:

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.

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 requested petitioner state name and address for the record and then will make couple of comments.

Clint Mitchell, CEO and Co-owner of Estridge Homes 645 West Carmel Drive, Carmel.

President Strong stated last meeting this was tabled to allow you the opportunity to digest the comments and questions that were part of the meeting. You indicated many had been heard previously but many new ones. If you would take this time to address the Board with the information we would appreciate that.

Mr. Mitchell thanked the Board and last month before you presenting a project that we believe will be an incredible addition to Cicero and Jackson Township, one that you all would be proud of and set a high standard for future development in the area. We did hear many constructive comments from all. We feel this is a stronger proposal after addressing concerns by neighbors and Board.

Several changes to site plans included in the packets. Increased lot sizes across the board for each product type. Increased the side yard setbacks, reduced the number of homes, increased buffer space and landscaping, and increased lot depths where available. Result is decreased number of homes from 187 to 172, increased the preserve area to nearly 49 acres which makes up 41% of the site, the density decrease to 1.45 homes per acre. Along the perimeter we reviewed where our homes back to existing homes and increased lot sizes and reduced the number of homes in those areas. Current flooding and road conditions reviewed, our project would add tax revenue at a rate that is greater than new services provided, allowing dollars for improvements. A more immediate impact would be, as we discussed, us committing to fund the entire reconstruction of the drain to the south. No property owner would be accessed. Surveyor sent a letter saying that reconstruction has been needed for many years and our reconstruction would resolve the issues discussed last meeting. We would retain all storm water on site as we are required to do which means will not continue flooding as it does today. Utility district was topic of many questions. We are told that sewer and water have been approved to come to this route with or without our project. We are sympathetic to those that are impacted; however, we are not the ones that can control that. We do know that as of Monday the County Commissioners' meeting, they approved a drafting of legal exemption of those properties that would be in the path of a forced main sewer. Meaning existing homes in the path would not be forced to join. Final topic is the Comp



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Plan which was discussed quite a bit. The Comp Plan does discuss, expanding commercial and residential diversity is critical to foster economic growth to improve towns' fiscal condition and long-term property tax burden for current local residents. It does specifically call out the future utility expansion along 236th ST and much needed water expansion to the west. It calls for residential development along existing roads and to areas where existing public services are or are planned. We look at the investments that have already been made with the interchange, bike path meant for residential uses, sewer and water and logically this is an ideal use for the property. We propose a neighborhood of the highest standards that is low density, less than 1.5 homes per acre, 49 acres of preserved wooded area and average home price that would exceed \$1M. Ready to answer any further questions.

President Strong asked for comments or questions for Board members prior to opening up public comment.

President Strong questioned the landscaping plan including the buffer areas. Mr. Mitchell utilized the monitor to explain where buffer areas have been increased. Some lots were very deep, cut off to create buffer area between neighbors. One example was 30 feet of tree line maintained and added 30 feet of easement for utilities before the property line would begin. Example of plantings were given, with mix of trees. Tall birches and plantings on top of it (another community was shared). Along 236th and eastern part of community would receive this type of birch. Utilized large existing trees and utilize the gaps to create the buffer. Offered up walking the paths and possibly planting on neighbors' property to create buffer. Mr. Hayden questioned if there was a limit. Mr. Mitchell stated we would commit to a number if that helps and yes offered to any adjacent property owner. President Strong verified that someone from Estridge Homes is making a note prior to commitments. Mr. Hayden stated saw the traffic study, there were recommendations made for Anthony (north and south) blisters, for Deming Road (north and south) blisters and 236th westbound blisters, you are committing to those recommendations. Mr. Mitchell stated yes we received recently and are committing to those recommendations. Mr. Hayden stated also Anthony and 236th they recommended but also stated no space. After spending time, it is not optimal but there is space to get around but with the bridge not space for blister. President Strong clarified as Access A, Access B, Access C, and 236th and Deming Road. President Strong reminded that last meeting commitments for improvements to Deming and Anthony along the property lines were discussed as well. Mr. Mitchell stated the entire Deming stretch and on Anthony as well, both roads along our property will be improved. Mr. Thomas questioned if conversation with County about Deming and upgrades.

Doug Peterson with Estridge, has had several conversations, they have not committed to timing of improvements but are aware of our project. It is a bigger issue. Mr. Johnson questioned the middle section (zone 2) of the project has an emergency entrance off 236th Street. The concern is if there is an emergency the area would be blocked. The question is for the one on west off of Anthony and the one from the east off of Deming, can there be a plan for emergency exit. Mr. Peterson stated have had several conversations with Fire Department about those locations. We designed boulevards in both locations which was acceptable to them. (Them was clarified as Jackson Township Fire Department). Plan was changed on both areas. President Strong stated he had questions that perhaps would help with public comment. Changed side yard setbacks from 5 feet to 6 feet, is it the proposal that all yards will have a six-foot setback? Do you have thoughts on how many will have? What would others look like? Mr. Mitchell responded that six feet would be the minimum, trying to fit the largest house, essentially all floor plans would fit on each lot. Reality many would have more than six feet. West section all will have wider setbacks, the driveway per definition would be included whereas in many cases the driveway isn't included. The drive goes beyond the house. The 77-foot-wide lots, those 60% would be greater than six feet. More like 18 feet between homes. The smaller lots 62 feet wide, only 20% would have more than six feet.

Mr. Hayden going back to the 20-foot front yard setback, previously recorded you have the road, 8-foot greenspace buffer, the five-foot sidewalk, then the 20-foot setback would start. Mr. Mitchell verified the garage doors and agreed that 33 feet from the street. Mr. Hayden verified parking would only be on one side of street, and overnight parking would be allowed. Mr. Mitchell stated yes to one side, and overnight parking is in the covenants with a limit. Mr. Massonne questioned mailboxes. Mr. Mitchell stated would be coordinated with fire dept. and post office. Mr. Massonne questioned buffer yard, 34 buffer isn't defined. Mr. Mitchell stated it could be due to some areas have trees and others don't, but can be defined better. Setting the number of trees per 10 feet and then fit in where desirable was the agreed upon commitment. President Strong clarified that when discussing covenants and restrictions, which is not necessarily part of this at this point. This is for approval of zoning, and you will still need to go through Subdivision Control process where that would be covered if approved.



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There is still another process if approved where the covenants and restrictions are detailed. Mr. Hayden questioned windows, in the PUD three windows (includes door) but can have small windows. Mr. Mitchell used monitor to show examples and to clarify interpretation. Example used was the “worst offender.” Discussion ensued on renderings and actual home pictures.

President Strong stated before public hearing starts: When called state name and address for the record, keep comments to two minutes or less on comments heard this evening, keep in mind if already commented agree and continue to be respectful of time. Keep in mind any letters, emails, comments, or anything addressed at May 14th meeting is still considered as part of the decision-making process this evening. This is carried over, so information is carried over as well. Comments are to be addressed to the Board members, not the petitioner or each other. Mr. Zawadzki will be the timekeeper. Please try to address items heard tonight and not address from previous meeting. Thank you to everyone that is here from the last meeting, everyone has been very respectful, and we appreciate that. If you can refrain from clapping/cheering we would appreciate it, it was much better at that last meeting. It does help for everyone to hear the comments and information.

Mr. Johnson made motion to open public hearing on the two dockets. Mr. Hayden second. All present in favor.

All comments and letters will be summarized by recorder.

John Kile 4715 E. 231st wife Kristen, respectfully object to zoning request by Estridge. Concern for safety and traffic on Deming Road, concern for subdivision access to 236th via Deming. Hill and traffic on 231 are impacted with road diversions. Safety is a must in decision making. Flood zone in area, stopping at 226th will add more to that area. R-3 does not fit, area is agricultural. Comp plan calls for low density. Loss of ag land across America.

Michael Scherer 137 Ardglass St. Address continuation, like the board to not approve projects until we know what we are going to get out of it. No negotiation power. Adding the waste transfer station as possibility of coming back, Estridge would need to know this. One chance to preserve the land for a park.

Betty Jo Wills 24011 Twilight Hills Dr. Not here to say Estridge doesn't have a good product. Here because firm told all of us in meeting 2-3 months ago that the number one thing the community wanted was to maintain and protect agriculture land. Plan was not changed in the AG areas. Responsibility to maintain Comp Plan intent and desires of residents. Vote no. Regarding utility district, cannot approve developments, which is what can be done.

Dwayne Moehl 23581 Colt Way. Vote no on zoning. Looking at maps, everything in area is 2 acre lots or more. Do not want subdivision. Questioning the average to the reality of the lot sizes-not a fit for the area. Drainage concerns has to go downstream no matter ponds and retention areas.

Shawn Holstein 22900 Deming Road. No one is standing up to support. Not in line with Comp Plan. Drainage, have 600-foot ditch and Hinkle creek on property and already have flooding and erosion issue that would be amplified. Sent videos and photos. Concern for traffic and safety along Deming Road. Vote No.

Steve Chance 3161 E. 246th St. No-zero secured infrastructure in place for this growth. Services, schools, roads will all be impacted. Truck stop impact not even realized. Traffic study while road has been closed. Harm or bankrupt neighbors with the Utility District when something does come. Thankful of discussion trying to get relief for those forced to hook up. Vote no.

Kimberly Chance 3161 E. 241st. Don't know what else to say about what the people in the area do not want, waste transfer station, truck stop, large subdivision. County not giving solution tells us where they stand, no security for anyone living out there. Representation relying on all members to help. Served on Baker's Corners plan, appreciated the process, but assumed it would be followed. Spot Zoning was all agreed not a good idea.



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Robyn Cook 8989 E. 256th Arcadia. Concern for township unincorporated areas, appoint two representatives. However, they are only two representatives. Listen to constituents, they do not want this type of project in AG areas. Comp plan should be followed. Concern expressed for approving so quickly after the Comp Plan, inviting more development. Harder to stop once one is approved. Say no.

Scott Bockoski 4020 E. 225th St. Appreciate Estridge and what they are trying to do however feel more work to be done with bigger lot sizes. I appreciate the Plan Commission and their work.

Hank King 23565 Colt Way. Opposed to the contrived opposition of irresponsible development. Soil concerns due to clay and designed for agriculture. Flooding is a concern. Traffic concerns in the area, Deming unsafe. Too many things.

Steve Smith 18855 Monarch Springs Dr. Noblesville. Ask Commission to verify Fire Code 20-12. Access road requirement. Asking the Commission to verify if the Jackson Township was provided with the latest map.

Andre Maue 22410 Gifford Ave. Asked question earlier to understand the process, concern with the questions being asked are steps 2, 3, 4. Board supported the Comp Plan, do not understand what has changed from that document to consideration of this project.

Cory Thielen 4301 E. 236th. Live north of project on Deming. Concerns expressed last month. Concerned for not only our land but others, first in the line of many developers that will come. Need of 1100 hookups to make Wastewater Treatment profitable. Do not need or want rushed developments, need the Board to represent us to prevent forced water and sewer. Traffic, tax burden. It should be about the people over profits. Consider valid concerns and vote no. Preserve land as long as we can.

Jody Moehl 23581 Colt Way. Nothing against Estridge, but desire farm community with cows and horses, traffic concerns for left turn. Estridge signs that have been out have been stolen from property. They said they talked to people but can't believe that, drainage issues currently. Please not the right place for subdivision and listen to all of us make the right decision.

Jordan Thielen 4301 E. 236th Came from 600 home subdivision in 2017, where can see 10 different neighbors from backyard. Wanted the open spaces, love the small town. New subdivision would jeopardize this feel as well as items others have brought up. Taxes, traffic etc. Vote no.

Amir Fagmih 23848 Devaney Road. Read the Comprehensive Plan and appreciate everyone's effort to put together a very good plan. Receive many letters and phone calls would like buy my house and land—modern day gold rush. Do not want the changes like Westfield, Carmel, Avon, Fishers, Noblesville and where there is no space. Let's be different.

Hugh Berry 3665 E. 246th. Thank the Board members. Does not fit the community and would open flood gates to more.

Bryan Raby 4150 E. 231st. Own property near Deming. Who are the people that want the development? Concern for buffer and what is planned, have had seven years of planting trees and can not get them to grow, welcome to come and see. Deer and wildlife destroy.

Amanda Egler 5228 E. 225th Noblesville. Spoke about desire to follow the Comp Plan. Full time farmer in Hamilton County. The act of moving a tractor from one area to another will make job horrendous. Adding more homes on those roads will just make it harder. Roads are bigger, closer to town and easier to move equipment. Township is not the place.

Unclear of speaker, no address given. Drainage concerns. Soil conditions. Traffic concerns safety/speeding 200-400 more cars with additional closing of roads.



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Mr. Zawadzki read the following letters, summarized by the recorder.

Dale Earl 2400 E. 236th Strongly Opposed to subdivision. Rural life with cattle and do not need traffic. Should not have to do because of water system.

Rod Reed 231st Opposed. (*hard to understand the reading of this letter*) Comprehensive Plan should be followed unlike Westfield.

Barbara Supan 2905 E236th Needing exceptions to comply should not be allowed. Insult to believe empty nesters are target for these homes. Development should fit in with the existing properties, 5–10-acre homes.

Greg and Regina Decker 23555 Deming Road. Currently Deming Road has 10 homes-adding 156 onto Deming Road, access to our driveway is 125 yards away. Traffic and safety. Noise and light pollution are concerns, constant construction concerns. Vote no.

Steven Moore 4114 East 236th Street. Not opposed to growth but has to be responsible growth. Infrastructure, safety and character of the area. This does not comply. Part of Deming will be repaired but what about the rest? Second amendment rights exercised in area, how about 100-200 feet from new homes? Cicero police calls? Area isn't built for density. Opposed.

Andrew Snider 4111 E 236th. For reorganization. Against Estridge Homes. Best plan that has been proposed but infrastructure is not ready. Drainage, burden to residents in the area for redesign/repair of drain. Road conditions. Sewer issues and burden to residents.

Andy Freiburger Instead of how to keep people out, how to keep great. Comp Plan is to serve as guidance, is this area conducive to farming? See as quality homes, price point to help property values and impractical for rentals, plan works to preserve trees, aren't stacking homes, fixing Revis Carson drain. Positives to development and sets precedence for future expectations.

Robert Cayton- E. 241st. Welcome the project. In favor of new infrastructure in process and proposed for the area. Rather see houses than a junk yard, transfer station or other eyesore.

Carol Sanquetti- Opposed to rezone. Comp Plan contradicted. Should be able to conform to the framework in Plan. Listen to residents and legacy of your decision.

Shawn Holstein 22900 Deming Road-Opposed. Damage and dilute lifestyle of those living in the area. Only those to gain financially are for the project. Not aligned with Comp Plan, drainage plan is to increase pipes causing more flooding on my property, traffic and road conditions resulting in accidents and safety concerns.

Heidi Hurd 7210 E. 256th Street Arcadia, Opposed. Consider Indiana Code IC 36-7-4-603 and considerations for zoning decisions. Doesn't match County's long-term plan, high density development, drainage, wildlife, property values, roads are not built for this.

Brian Raby 4150 E 231st. Share about 440 feet. Opposed to project, reasons come from IC 38-7-4-600. Does not match current conditions and uses. Does not follow most desirable use for land. Does not follow responsible development and growth. How will extra cars/boats be dealt with? Does not follow Comp Plan. Concern for trespassing on our land to a pond.



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Sherry Lantzer Opposed. Time spent on Comp Plan and going against. County has done community wrong, don't do what commissioners want.

Michael Scherer- Deny request. (letter not read due to previously addressing Board with comments).

Jeff Brown 2270 E. 266th Street Arcadia Deny request to Estridge one month after approving Comp Plan and their request for variances, conform or they should move on.

Mike Etchison 4598 E 231st. Why create Comp Plan, ordinances and zoning requirements to change them? Should this project or others be approved, how will the safety of 236th street be improved?

Gavin Fox 4735 E. 231st. Opposed to rezone requests. Zoning ordinance rules, prevention of spot zoning, conflicting land uses, environmental impacts. Does not comply with Comp Plan.

Dr. Scott & Mrs. Leslie Thompson 5390 E. 231st. Opposed. Under IC 36-7-4-603, consider inconsistent with Comp Plan, Conflict with current conditions, undesirable use of land, impact on property values, irresponsible development due to infrastructure concerns. Also listed IC 36-7-4-502 as concern.

Chris and Carrie Thifault 23150 Deming Road. Opposed. Stay true to Comp Plan, current happenings with reorganization within Jackson Township leadership, presence of residential country estates, traffic impact and traffic study, drainage of Hinkle Creek and impact of homes in area with additional homes.

Nurei and Angeluis Lausel 4365 East 236th Awaiting result of impact study. Concern for number of cars, supporting services such as fire, medical, first responders, schools and social services, taxes. Impact is not only on Jackson Township but Cicero.

Gerald Dunmire 2840 E. 236th St. Does not align with number of provisions of the subdivision regulations of C/JT. Section B-protection of character, Section F-scattered uncontrolled subdivisions, Section I-pollution of air, water and soil, traffic/noise/crime studies needed. Asking for encroachments into minimal setbacks already. Opposed.

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

President Strong asked if petitioner had any additional comments to make to the Board. No further questions from petitioner. Mr. Hayden we heard many comments about drainage. The ponds you would have in place, theoretically manage the flow downstream, is this correct? Mr. Mitchell stated any water that comes on our site has to be managed. There are five ponds on the site, currently the water would go where it would go, this would retain and release. The reconstruction of the drain is an additional step we are taking. Mr. Johnson questioned the size of the drain. Mr. Peterson stated it is a combination of 36- and 48-inch drains. President Strong stated, one question asked was the two exit/entrances was it reviewed by the Jackson Township Fire Dept. Mr. Mitchell stated we did share it and during that meeting the Anthony Road was directed to turn into a median boulevard, it was not part of the plan at the time. In addition, we discussed not having on-street parking until additional meeting. President Strong asked what the anticipation of build out time of the project. Mr. Mitchell stated anticipate four years. It would start in the center on the Deming Road side, phase one. Phase two would be outer sections. Homes there would start mid-to-late next year. Start the work in this fall/winter, start homes in spring. President Strong asked when are the pools and amenities are to be added to the project. Mr. Mitchell stated generally we put in the early phase, usually not in the first year, if starting homes in 2026, anticipate 2027 to start amenities. President Strong stated he would look for that to be added to the PUD for the Council. President Strong asked the timing of the trails. Mr. Mitchell stated each section would have trails, some more extensive than others. The trails in the Preserve area, some will be done in Phase one, but connection would not be until Phase three. President Strong stated we did discuss fire hydrants, dry hydrants, warning signs for the ponds but did not hear about warning siren for the area. Mr. Mitchell stated we looked into the



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hydrants and committed to doing. Regarding the warning siren willing to do but awaiting approval. President Strong verified that those items will be commitments. Answer was yes. Mr. Massonne questioned the timing on the drain repair. Mr. Mitchell stated that would be required to be first, surveyor will have to sign off on design and execution. President Strong stated if it gets to the next phase, the departments will all have input at the TAC meeting.

Mr. Hayden stated he had a couple statements. Financial hardship concerning the Utility District, totally understand. The Town Council is working on that. What happens from this, a favorable recommendation is what we would be working on then it would go to the Cicero Town Council, the executive board that makes the final decision based typically on the recommendation. I (Mr. Hayden) sits on that board as well and it is a major concern of mine about the Utility District and the impact to the existing residents in that area. That is a major concern and want this group to know there are actions being taken to work with the county to alleviate that. Do not know where it is going to end up. From my seat I would push to not vote until we have something written and agreed upon with the County. Again, I am one person. But want this group to know it is top of mind and we are working on solutions. Second thing on my mind is the previous development that came in was 700 ish homes. There was a lot of discussion at that time regarding what reasonable growth is. At that time, reasonable growth was 200-250 homes. This development does fall in that range of reasonable growth. The comp plan was done, and if you look at this map, we are already spot zoning. This is touching those areas. The question was asked what thought process goes on, this is what is going through my mind. The different impacts and utility district was a big impact. Whatever happens here, it does go before another Board and the Utility District is top of mind.

President Strong stated while we are addressing a couple items. I sit in on the Comprehensive Plan meetings as all of you know. There was a lot of discussion on what should and should not be allowed in Jackson Township. So, when we are hearing that it was determined everyone wanted JT to basically stay agriculture and didn't want any development to be put on the map, where residential or mix use could go. A lot conversation from the individuals attending and the steering committee members wanted any developer, and commercial developers have opportunity to have public comment and go through the process. I feel this is the process we are hearing at those meetings. I agree that those maps were going to show agricultural districts, but it was not intended to prevent all development in Jackson Township. It would be an unfair statement to say that there would never be any development in Jackson Township anywhere. At the public hearing before this Board, the comments were that we prefer they go before the board and not put on the maps. Many things were taken off the maps during the process, a lot of good input, and we ended up with a good Land Use map. Knowing that opportunities for developers to come present their proposals through the process and everyone has opportunity to show up and make their comments.

President Strong explained the process. After hearing the information, two public hearings, our role is to consider all the information presented, the comments, the emails, the zoning ordinances, and take in the Comprehensive Plan as part of our consideration. The Board will have considered all of those topics, and the Board will only vote to send a favorable or unfavorable recommendation on the two zoning requests this evening. This will be only a recommendation to the Town Council, they do not have to follow the recommendation of this Board. They will consider the recommendation as part of their final decision to the two rezone requests. Town Council has the final decision on approval or denial of the two rezone requests. We are an advisory board to the Council. We will send a recommendation or no recommendation. As the president of the Plan Commission, I would recommend sending one way or the other. If the Board does give an unfavorable recommendation the petitioner does have the opportunity to make changes and come back to this Board or withdraw their petition to the Town Council. If the Town Council would oppose the recommendation of the Plan Commission, it would come back to this Board for review and comment.

President Strong asked if any Board members have comments before we proceed with recommendation.

Mr. Massonne stated this neighborhood is probably one of the least dense that we are going to see. In my four years, it is the least dense. My trouble with this neighborhood is location in relation to the town. Not so much the Land Use map or future maps but the proximity of this amount of houses to Cicero. (4-5 miles). If this was where the Arbor Homes was presented this



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

would be a no brainer. Quality and density are not the issue for me; it is location from town. As part of the steering committee for Comp Plan of where things would go. Jackson Township and Cicero are united but if this were closer to Cicero it would be a perfect fit.

Mr. Thomas, on the drainage portion, we have a new Hamilton County surveyor, but you must have worked with them to get the solutions to the issues. Thank you for that, taking away a lot of fears of the drainage.

Mr. Schrumpf, while hearing some concerns about impact of our schools, it is my understanding that we have quite a number of transfer students right now because the student population of Hamilton Heights has been declining over the last several years. So, the addition of this number of homes and potential students would not impact our schools one bit. They would probably reduce the number of transfers they take in. Cost of everything goes up, your costs go up each year, cost of government goes up. If we do not expand our tax base with citizens in the area, your costs will go up even more. We can say no more growth, but our taxes will go up without spreading out those costs.

President Strong added we have heard a lot about the Utility District, unfortunately we don't control the Utility District. The developers don't control. As you have heard from Mr. Hayden and Mr. Culp, concerns are being shared with the County. Comments we have heard from all of you and trying to make it better for everyone. The county did do a good job with Q&A a while back. We want to share that we understand why you are concerned.

President Strong stated can move to the recommendation. Can be done separately or together, whichever the Board would like. Can send a favorable or unfavorable for each or one of each. Look for a motion, we would want to add commitments that were addressed. We had commitments of landscaping, road improvements that were noted in the traffic study, amenities would go in the summer of 2027, and all the things discussed around fire hydrants, dry hydrants, the warning system, markers in the road become part of the commitments in the motion. And that the drainage improvements are made.

Mr. Hayden made a motion to provide a favorable recommendation to Docket # PC-0425-04-AG and for PC-0425-05-AG with the following requirements: landscaping commitment from Estridge for one tree per 10 feet of perimeter buffer yard property, the addition of road improvements as discussed and per highway department review, amenities would be installed in 2027, dry hydrants, road markers and warning system would be added, and drainage improvements as discussed. Amended to amenities would be installed in 2027 or year two. Mr. Schrumpf second.

Clarification of amenities were per petitioner's request.

Mr. Hayden-approve, Mr. Diller-approve, Mr. Thomas-do not approve, Mr. Massonne-do not approve, Mr. Schrumpf-do not approve, Mr. Johnson-approve, Mr. Strong-approve. 4-3.

President Strong stated it does not carry. Mr. Culp clarified that since this is a nine-person board, five votes were required, 4-3 does not carry the action. You can make another motion or delay for a full board or pass with no recommendation to move to Council. President Strong questioned the Board's decision. No new motion was given. Mr. Culp clarified that no recommendation would need to be a motion if that is the decision. President Strong since we took a vote, do they have option to come back for full board. Mr. Culp clarified if the Board desired, if Board could move on with no recommendation.

Mr. Hayden made a motion of no recommendation to the Cicero Town Council. Mr. Johnson second.

President Strong stated we have a motion to send no recommendation to the Town Council, leaving it in their hands.

Mr. Thomas-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Hayden-approve, Mr. Johnson-approve, Mr. Diller-approve, Mr. Strong-approve.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

President Strong stated this will move on to the Town Council with no recommendation from this Board. President Strong questioned the petitioner if would want to address the Town Council at the June 17th meeting or after that. Mr. Hayden asked that it get pushed so further conversation with the County. Dates were discussed. Mr. Hayden stated more time to work with county is better. President Strong stated to petitioner to inform Mr. Zawadzki and we will make sure it gets on the agenda. Discussion ensued on probability of meeting date. Mr. Culp suggested July 15 so minutes would be formally approved, and packet would be available.

Question from public, where is the announcement for the meetings? President Strong explained that the meetings are set and posted the first of the year. They are on the Town's website and advertised in the Reporter at the first of the year. Meetings for the Plan Commission are the second Wednesday of the month. Question is when the subject is announced? Did you know the first of the year this would be addressed? President Strong stated no we did not. Public asked how can he find the agenda? President Strong stated there is a list serv or email chain that you can be added to, as soon as agenda is posted the email goes out. Contact the Plan Department and/or Mr. Zawadzki and they will add. Public request for more than 48 hours was asked, Mr. Hayden stated it might get pushed but would not be before July 15. Meeting will be planned for Red Bridge Community Building at 7:00 pm on July 15.

Question was raised will we be invited. President Strong stated all our meetings, BZA and Town Council are public meetings. Question was raised that giving an impression there is a private meeting and we would have no input. President Strong stated no that is not correct, there is no private meeting, the Plan Commission voted to send no recommendation to the Town Council, they will hear the information on the two docketed items. They do not have to allow public hearing or comment if they wish to do so, but everyone is welcome to attend. Question was raised about writing letters. Mr. Culp stated they will receive the recorded minutes with the comments and letters summarized. And as Mr. Strong stated you can contact the Town Council. President Strong stated he realized in the last year there has been speculation of meetings however we have done everything we can to be transparent and share information and we don't do things behind everyone's back. Mr. Culp added legal point of view, what can be discussed in an exec session is limited and this is not one of the items that would qualify.

6. **Plan Director's Report:** Mr. Zawadzki recapped report as follows: Permit revenue for May 2025 was \$4629 with YTD of \$17906. May of 2024 was \$5086, and YTD was \$19738, resulting in difference of -\$457 for month and -\$1832 YTD. Issued 22 permits, 13 in corporate limits, 9 in Township, zero new homes. Estimated cost of projects is \$1209335.
7. **President's Report:** President Strong stated he appreciated everyone attending and taking time to do due diligence to be prepared for this evening's meeting.
8. **Legal Counsel's Report:** No report.
9. **Board Member Comments:** Mr. Thomas asked on all the letters, some of the letters are pretty long. Is there a way to put on website, or options? Mr. Culp stated we have used the two-minute limit. President Strong stated we have heard this after the last couple of meetings. We are asking everyone to keep to two-minute limit.
10. **Next Planned Plan Commission Meeting:**
July 9th, 2025, and will be back to Town Hall unless an item on the docket comes up otherwise.
Mr. Hayden questioned a form for Estridge. President Strong stated that typically we fill that out at the Plan Department to give to Town Council.
11. **Adjournment:** Mr. Schruppf made motion to adjourn. Mr. Massonne second. All present in favor.

President _____



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Secretary_____

Date_____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

DRAFT



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP (PLAN COMMISSION)

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

MAY 16 REC'D

MINOR SUBDIVISION APPLICATION

RECEIVED

OFFICE USE ONLY

Subdivision Category

Docket #: **PC-0625-08-AG**

☐ Sketch Plan

☐ Primary Plat

Date of Application: **5/15/2025**

☐ Final Plat

☐ Construction Plan

Date of Expiration:

☐ Replat/Amendment

☐ Variance/Waiver

Application Fee: **\$925.00**

Application Check List

Date of Hearing: **07-9-25**

☐ Adjoiner List

☐ Legal Notice Copy

Date of Decision:

☐ Certified Mail Receipts

☐ Property Sign

☐ Approved

☐ Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Developer: **Next Modular**

Address: **2410 Peddlers Village Rd**

City: **Goshen**

State: **IN**

ZIP Code: **46528**

Telephone: **574-334-9590** Fax:

E-mail*: **gavin@nextmodular.com**

Project Address: **1955 E 256th St.**

City: **Cicero Arcadia**

State: **IN**

ZIP Code: **46034 46030**

Parcel: **1/2 of parcel**

Subdivision:

Surveyor/Engineer: **Miller Surveying**

Telephone: **317-773-2644**

Address: **948 Conner St**

Fax:

City: **Noblesville**

Cell Phone:

State: **IN**

ZIP Code: **46060** Email*: **none**

Name of Subdivision:

Acres: **2.0**

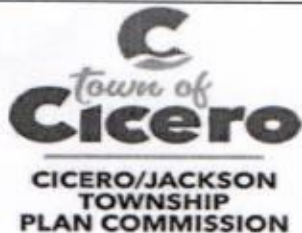
Lots:

Density:

Zoning:

Additional Information:

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)

PETITIONER'S FINDINGS

State the reasons why your request should be approved by the Plan Commission.

We are a young family looking to build
our forever home on my Grandfather's
property. My grandfather has been
generous enough to sell us a two acre lot
just down to them. We would appreciate
your approval for this building permit.

Thank you,

Patrick and Laylan Mazzocchi

E 256th St

1955

LOT 2

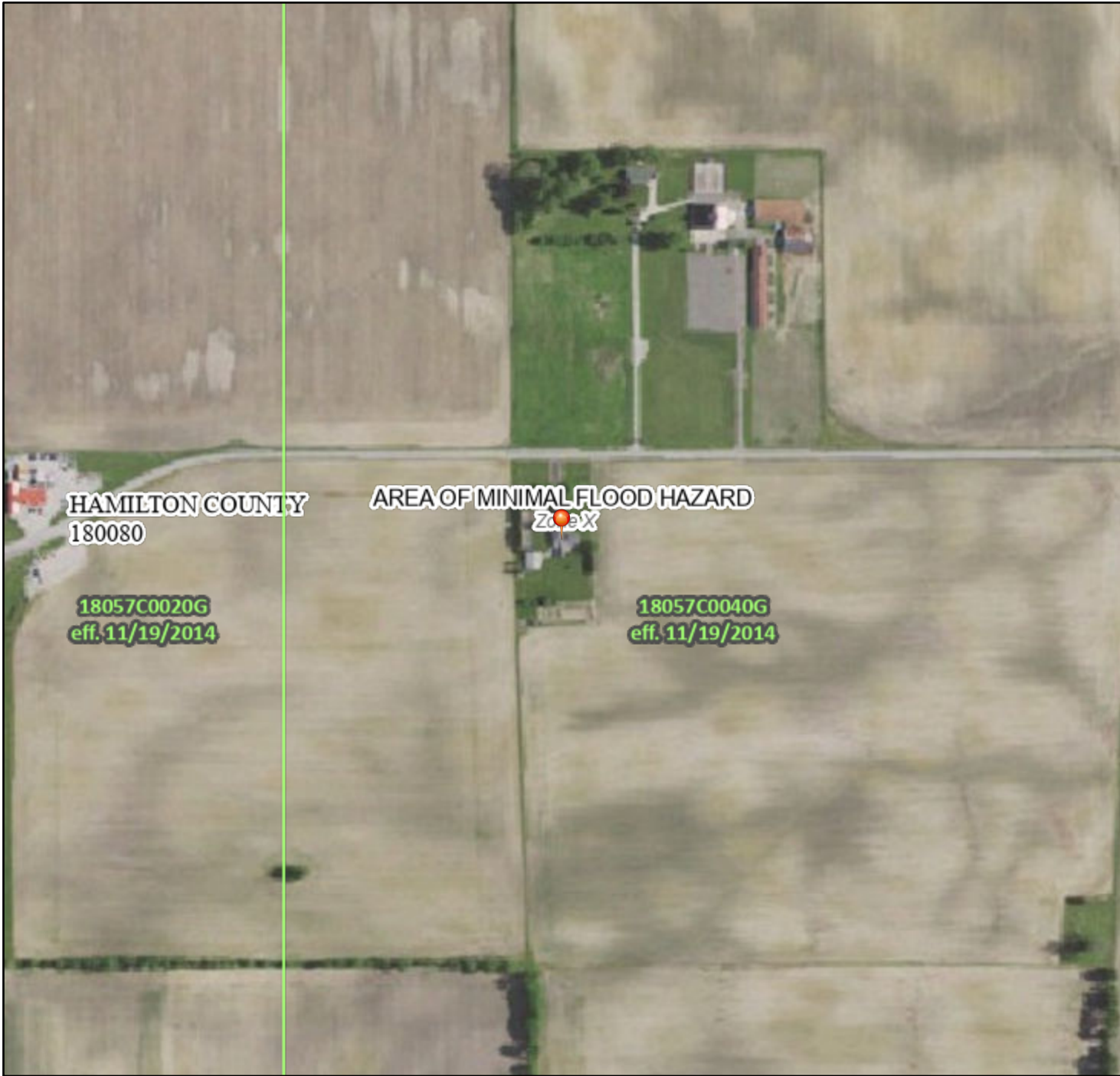
LOT 1



National Flood Hazard Layer FIRMMette



86°7'39"W 40°9'51"N



1:6,000

86°7'2"W 40°9'24"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

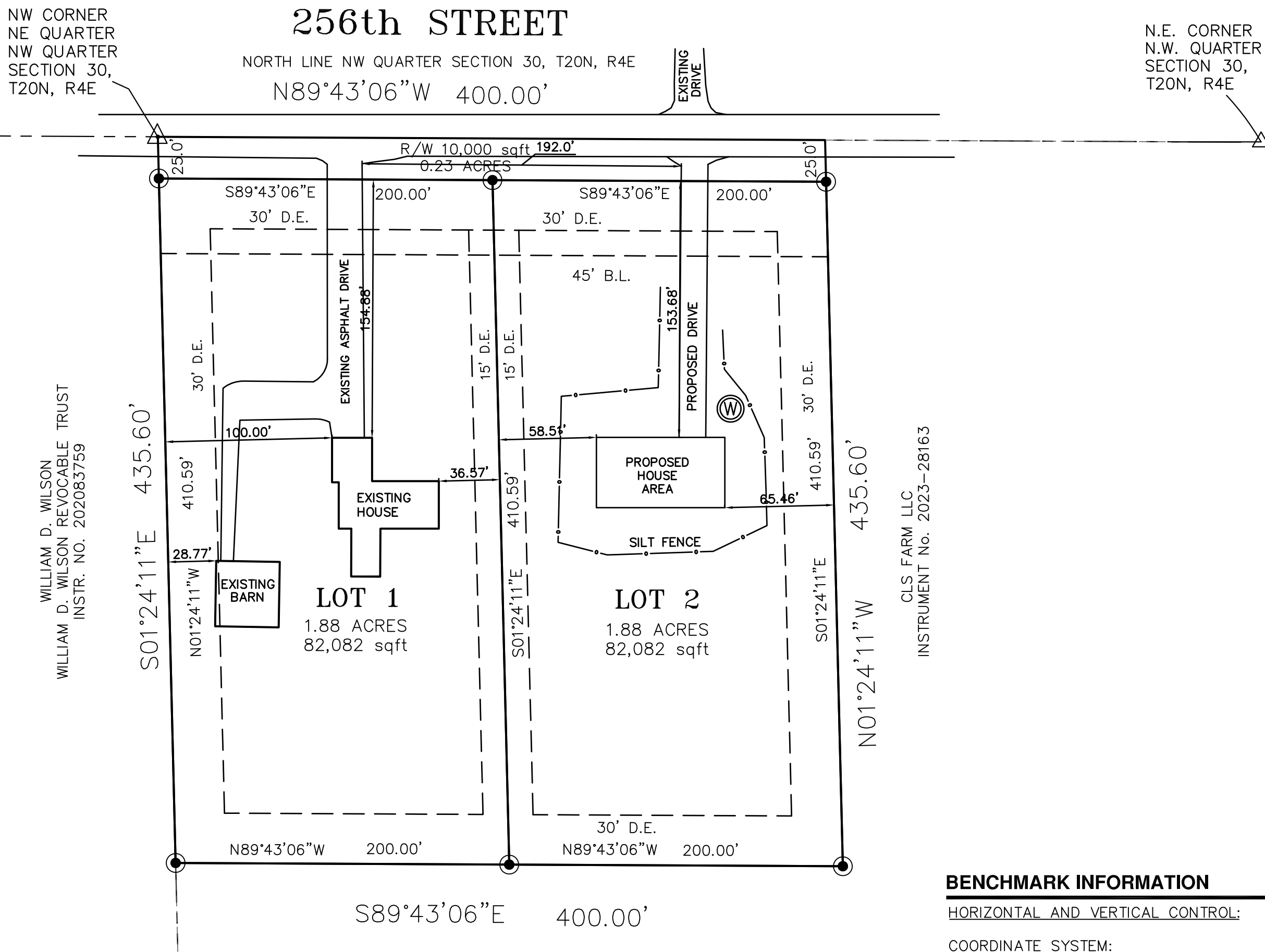
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/13/2025 at 12:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PRIMARY MINOR PLAT
HAMMOND ESTATES

PART OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 20 NORTH,
RANGE 4 EAST, JACKSON TOWNSHIP HAMILTON COUNTY, INDIANA

256th STREET



SURVEYOR

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: 317-773-2644

DEVELOPER

STEPHEN & PATSY L HAMMOND
1955 E 256TH ST
ARCADIA, IN 46030
317-695-5037

SOURCE OF TITLE

INSTRUMENT No. 9215018

ZONING

AG - AGRICULTURAL

THIS INSTRUMENT PREPARED BY:

K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN. 46060
Ph (317) 773-2644
MSINC.US
DATE: MAY 15, 2025
Job No. B42073

LEGEND

B. L. BUILDING LINE
D.E. DRAINAGE AND UTILITY EASEMENT
SQ. FT. SQUARE FEET (MORE OR LESS)
AC± ACRES (MORE OR LESS)
● 5/8" IRON ROD WITH YELLOW CAP
STAMPED MILLER SURVEYING SET

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL
FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD
INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF
FLOOD RATE MAP #18057C0040G. AREA IN ZONE "X" MAP
DATED 11-19-2014.

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID03 (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

PRIMARY MINOR PLAT
HAMMOND ESTATES

PART OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 20 NORTH,
RANGE 4 EAST, JACKSON TOWNSHIP HAMILTON COUNTY, INDIANA

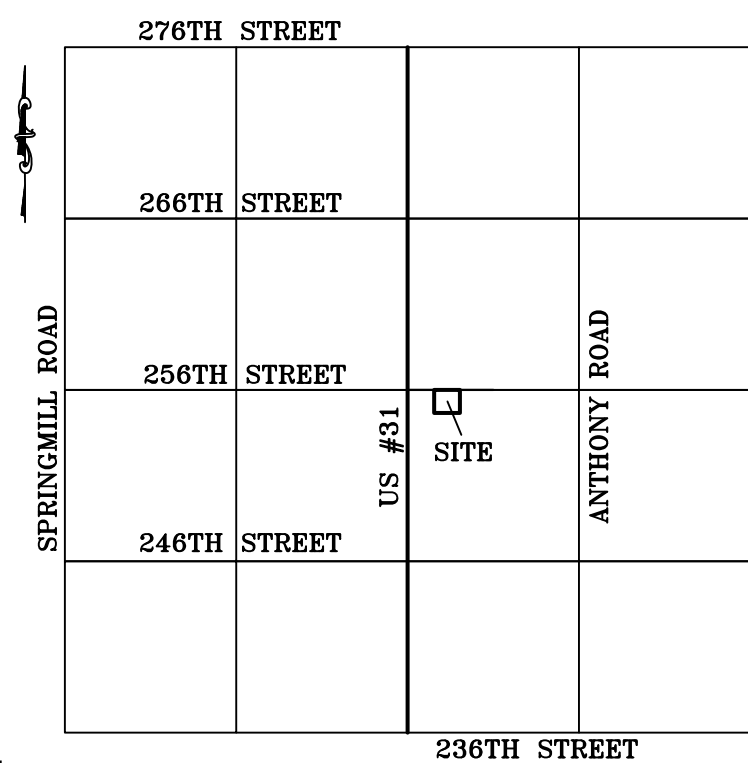
LAND DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 30, TOWNSHIP 20 NORTH, RANGE 4 EAST IN JACKSON TOWNSHIP,
HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 4
EAST; THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID
NORTHWEST QUARTER SOUTH 01 DEGREES 24 MINUTES 11 SECONDS EAST
435.60 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 06 SECONDS EAST
400.00 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 11 SECONDS WEST
435.60 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE
ON SAID NORTH LINE NORTH 89 DEGREES 43 MINUTES 06 WEST 400.00
FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

VICINITY MAP

(NOT TO SCALE)



SURVEYOR

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA
PH: 317-773-2644

DEVELOPER

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SOURCE OF TITLE

INSTRUMENT No. 9215018

ZONING

AG - AGRICULTURAL

THIS INSTRUMENT PREPARED BY:

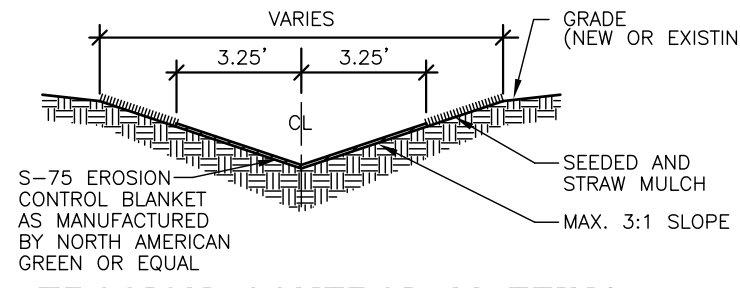
K. NATHAN ALTHOUSE
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Ph (317) 773-2644
MSINC.US
DATE: MAY 15, 2025
Job No. B42073

EROSION CONTROL NOTES:

1. LAND ALTERATION WHICH STRIPS THE LAND OF
VEGETATION, INCLUDING REGRADING, SHALL BE
DONE IN A WAY THAT WILL MINIMIZE EROSION.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE
AND LOCAL ORDINANCES THAT APPLY.
3. THIS PLAN SHALL NOT BE CONSIDERED ALL
INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL
NECESSARY PRECAUTIONS TO PREVENT SOIL
SEDIMENT FROM LEAVING THE SITE.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL
MEASURES WILL BE INSTALLED IF DEEMED
NECESSARY BY ON SITE INSPECTION.
5. SEDIMENT LADEN WATER SHALL BE DETAINED BY
EROSION CONTROL PRACTICES AS NEEDED TO
MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM.
NO STORM WATER SHALL BE DISCHARGED FROM THE
SITE IN A MANNER THAT CAUSES EROSION AT THE
POINT OF DISCHARGE.
6. WASTES AND UNUSED BUILDING MATERIALS SHALL
NOT BE ALLOWED TO BE CARRIED FROM THE SITE
BY STORM WATER RUNOFF. PROPER DISPOSAL OF
ALL WASTES AND UNUSED BUILDING MATERIALS IS
REQUIRED.
7. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE
ROADWAYS SHALL BE MINIMIZED. CLEARING OF
ACCUMULATED SEDIMENT SHALL NOT INCLUDE
FLUSHING WITH WATER. CLEARED SEDIMENT SHALL
BE RETURNED TO THE SITE FOR DISPOSAL.
8. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION
CONTROL DEVICES SHALL BE COLLECTED AND RE-
DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT,
AND AT LEAST ONCE A WEEK.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM
SHOULD BE INTERRUPTED BY WEATHER OR
NIGHTFALL, THE PIPE ENDS SHALL BE COVERED
WITH FILTER FABRIC.
10. ALL EXISTING STRUCTURES, FENCING, TREES AND
ETC., WITHIN CONSTRUCTION AREA SHALL BE
REMOVED AND DISPOSED OF OFF SITE. BURNING IS
NOT ALLOWED ON SITE. (HOMEOWNER SHALL
CLEARLY MARK ANY EXISTING TREES OR
STRUCTURES THEY INTEND TO KEEP)
11. SCHEDULE OF EARTHWORK ACTIVITIES:
 - a) THE DURATION OF TIME WHICH AN AREA REMAINS
EXPOSED SHALL BE KEPT TO A PRACTICAL
MINIMUM. THE AREA SHALL BE STABILIZED AS
SOON AS POSSIBLE. TEMPORARY VEGETATION OR
MULCHING SHALL BE USED
TO PROTECT EXPOSED AREAS IF PERMANENT
VEGETATION CANNOT BE SEEDED WITHIN 15 DAYS
OR ACTIVITY CEASES FOR MORE THAN 15 DAYS
OR AS DIRECTED BY
THE ENGINEER.
 - b) TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM
MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL
AT ALL OTHER TIMES OF THE YEAR. PERMANENT
AND FINAL VEGETATION AND STRUCTURAL
EROSION CONTROL DEVICES
SHALL BE INSTALLED WITHIN SEVEN (7) DAYS
AFTER FINAL GRADING OR AS SOON AS POSSIBLE.

NOTE:

START BLANKET AT TOP OF SWALE AND
ROLL IN THE DIRECTION OF THE WATER FLOW
IN THE SWALE. REFER TO MANUFACTURER'S
RECOMMENDATION'S FOR CHANNEL PLACEMENT
AND STAPLE PATTERNS.

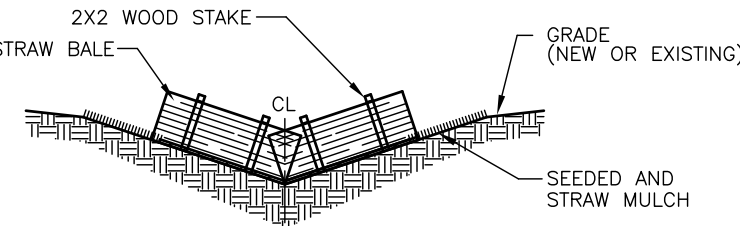


EROSION CONTROL MATTING
DETAIL FOR TYPICAL SWALE

NTS

MAINTENANCE:

DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY
EROSION BELOW THE BLANKET. IF ANY AREA SHOWS EROSION, PULL BACK THAT
PORTION OF THE BLANKET COVERING IT, ADD SOIL, RE-SEED THE AREA, AND RE-LAY
AND STAPLE THE BLANKET.
AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

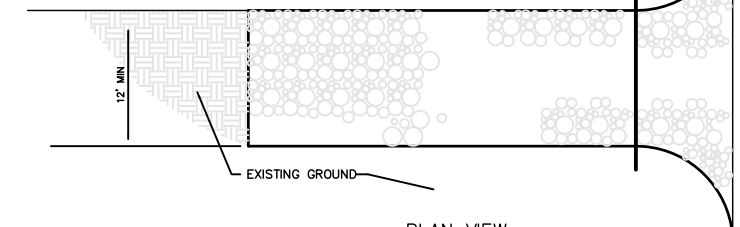
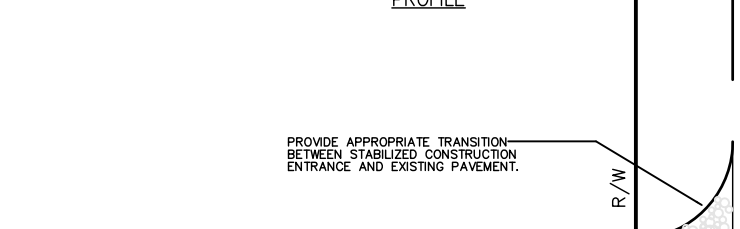
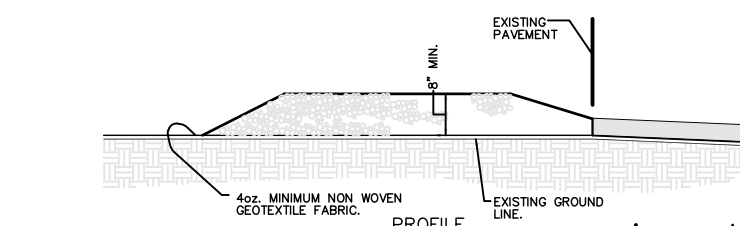


STRAW BALE DETAIL

NTS

MAINTENANCE:

INSPECT THE STRAW BALE PROTECTION AFTER EACH STORM EVENT, AND MAKE NEEDED
REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE POOL AREA TO ENSURE
ADEQUATE RUNOFF STORAGE FOR THE NEXT RAIN, TAKING CARE TO NOT DAMAGE
OR UNDERCUT THE BALES.
WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ALL BALES,
CONSTRUCTION MATERIAL, AND SEDIMENT AND DISPOSE OF PROPERLY. GRADE THE
DISTURBED AREA TO THE ELEVATION OF THE TOP OF THE INLET AND STABILIZE.



STABILIZED CONSTRUCTION ENTRANCE
NTS

MAINTENANCE:
INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND
AFTER EACH STORM EVENT OR HEAVY USE. RESHAPE PAD AS NEEDED
FOR DRAINAGE AND RUNOFF CONTROL. TOP DRESS WITH CLEAN STONE
AS NEEDED. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR
WASHED ONTO PUBLIC/PRIVATE ROADS BY BRUSHING OR SWEEPING.
FLUSHING SHOULD ONLY BE USED IF WATER IS CONVEYED INTO A
SEDIMENT TRAP OR BASIN. REPAIR ANY BROKEN ROAD PAVEMENT
IMMEDIATELY.

CICERO/JACKSON TOWNSHIP PLAN COMMISSION
FINDINGS OF FACT
PRIMARY PLAT HEARING

DOCKET # PC-0625-08-AG

SUBDIVISION NAME:

PETITIONER: Patrick Mazzocchi

PROPERTY OWNER: Stephen Hammond

PUBLIC HEARING DATE: July 9th, 2025

THE FOLLOWING FACTS ARE FOUND?

YES NO The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Subdivision Regulations, Zoning Ordinances, and all other applicable Town and Township Codes and Ordinances.

On the basis of the above findings, it is the decision of the Plan Commission that this Subdivision be:

Approved _____

Denied _____

If disapproved, list reasons for disapproval: (Please be specific)

Approved subject to the following conditions/commitments, and/or incorporated herein and made a part of this decision:

Dated this _____ day of _____, 2022

Member's Signature

Printed



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

June 2025

Permit Revenue: June 2025 = \$5,470 YTD: \$23,376

June 2024 = \$10,496 YTD: \$25,057

Difference: Month = -\$5,026 YTD: \$-1,681

- We have issued a total of 19 building permits for June 2025.
- 13 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 6 in Jackson Township (of which, 1 was for a new home).
- Estimated Cost of projects permitted \$1,105,955.

The Planning Commission next scheduled meeting is July 9th at Town Hall.
The BZA will meet July 17th at the Town Hall.

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

At your service!

Frank Zawadzki

Approval of Findings of Facts

Docket # PC-0625-07-AG
Gerard Goodbold

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-

Petitioner Name:

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

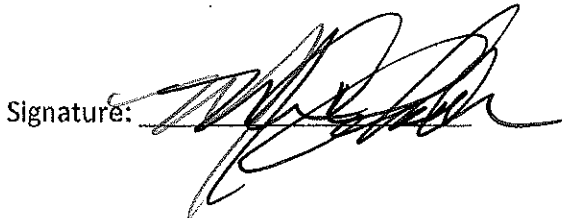
Findings of Facts:

*Will improve the look & add security
to the building*

This criterion has / has not been met.

Conditions Approved:

Signature:



Date:

6-11-25

Docket # PC-0625-07-AG
Gerard Goodbold

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

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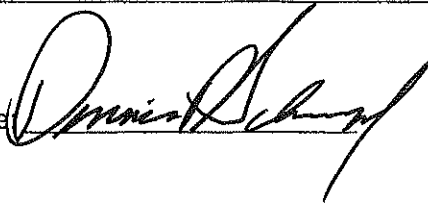
Findings of Facts:

WILL SCREEN OUTDOOR STORAGE 6' TALL FENCE
MATERIAL SAME AS BUILDING

This criterion has / has not been met.

Conditions Approved:

Signature



Date:

6/11/25

Docket # PC-0625-07-AG
Gerard Goodbold

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-

Petitioner Name:

Findings of Fact/Decision Criteria:

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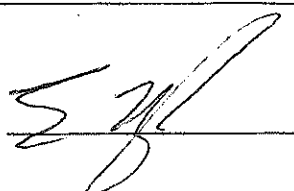
Findings of Facts:

Discussion of Fence Material

This criterion has / has not been met.

Conditions Approved:

*Add landscaping trees in front of
Some landscaping*

Signature: 

Date: *6/11/25*

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-

Petitioner Name:

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

add metal fence. 6' tall w/ Landscaping & trees.
will take care of fence as well as scheduled material for care of ^{main} fence.
This criterion has / has not been met.

Conditions Approved:

6' tall. Added Landscaping & trees.

Signature: _____

Date: 6/11/25

Docket # PC-0625-07-AG
Gerard Goodbold

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-

Petitioner Name:

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

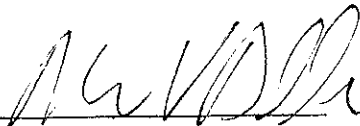
The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Signature:



Date:

6-11-25

Docket # PC-0625-07-AG
Gerard Goodbold

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0625-07-AG

Petitioner Name: GERARD GOODBOLD

Findings of Fact/Decision Criteria:

The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

The Petitioner has presented information to the Plan Commission which confirms compliance with all requirements of the Cicero/Jackson Township Aesthetic Review Regulations, Zoning Ordinances, Comprehensive Plan and all other applicable Town and Township Codes and Ordinances.

Findings of Facts:

HAS MET AS SHOWN AND PRESENTED WITH
PRESENTATION. FENCE IS NEEDED TO COMPLY WITH SCREENED
OUTSIDE STORAGE.

This criterion ☒ has / has not been met.

Conditions Approved:

Signature: 

Date: 6-11-2025

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC-

Petitioner Name:

Findings of Fact/Decision Criteria:

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Findings of Facts:

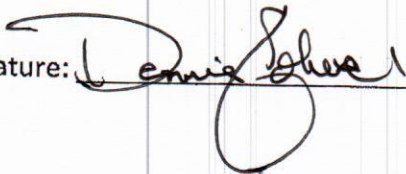
I felt with the plans submitted Mr. Goodbold stays with the Aesthetics of the property and that the fence further enhances that standard regarding his business.

This criterion has / has not been met.

Conditions Approved:

That the Fence will be of the same material + color for which it will extend from

Signature:



Date:

6/11/2005