



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

September 10th, 2025

Cicero Town Hall, 70 N Byron St.

Cicero, IN 46034

Roll Call of Members

Present:

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

Declaration of Quorum:

Approval of Minutes:

July 9th, 2025

Public Comment:

Old Business:

New Business:

Docket #: PC-0925-09-C3

Petitioner: Bullseye Fence Design Inc.

Property address: 22179 US 31 N, Cicero, IN 46034

An Aesthetic Overlay District application has been submitted concerning a fence for the property located at 22179 US 31 N, Cicero, IN 46034.

Docket #: PC-0825-10-NC

Petitioner: The Furniture Garage

Property address: 49 E Jackson Street, Cicero, IN 46034
An Aesthetic Overlay District application has been submitted concerning signage for this property located at 49 E Jackson Street, Cicero, IN 46034.

Docket #: PC-0925-13-R5



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Petitioner: Tom Munro

Property address: 299 N Peru Street, Cicero, IN 46034

A Rezone application has been submitted concerning Article 13 of the Cicero/Jackson Township Zoning Ordinances in order to: Rezone a parcel currently zoned as "R5" Old Town Residential District to "NC" Neighborhood Commercial District.

Plan Director's Report: Enclosed in your packets.

President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

October 8th, 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

July 9th, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

President Strong opened meeting with announcement that this is the first meeting that will be live streamed. Welcomed everyone that was viewing. Stressed the importance of microphone use to members.

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 all 9 members present.

2. Approval of Minutes: Mr. Thomas made correction on page three at bottom of page, “no property owner shall be accessed,” it should be “assessed.” No other corrections given.

Mr. Schrumpf made a motion to approve minutes from June 11th, 2025, as amended. Mr. Thomas second. All present in favor.

President Strong asked Mr. Zawadzki to make the correction prior to posting.

3. Public Comment: President Strong stated this is the time for anyone with comments on items not on tonight's agenda. If there is anyone with comments, please step forward to podium. No public comment.

4. Old Business: Mr. Zawadzki showed no old business.

5. New Business:

Docket #: PC-0625-08-AG

Petitioner: Patrick Mazzocchi



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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.

Patrick Mazzocchi 1955 E. 256th Street, Arcadia, and Taylor Mazzocchi same address. Mr. Mazzocchi stated they are proposing to build our forever home, land is currently owned by grandfather-in-law, been in family for generations. Looking to build home beside there.

Mr. Hayden stated he had procedural questions. Where the minor subdivision section of book (in the back) and then questioned the minimal lot width, which is met, and maximum lot depth 2.5x which is 500, does that include the right of way? President Strong clarified that it is the maximum, so they were fine. Mr. Johnson questioned the lot sizes, lot 1 appeared to be larger than lot 2. Mr. Mazzocchi answered it should be the same. Mrs. Mazzocchi stated that four acres we are cutting in half. Mr. Thomas clarified losing some to right of way? Correct. President Strong stated buildable acres is 1.88 acres. President Strong questioned Mr. Zawadzki regarding if all development standards are met. Mr. Zawadzki stated it does meet the standards.

President Strong asked for questions by Board, seeing none explained that all motions are stated in the affirmative, doesn't mean that is the way the vote will go.

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

No comments.

Mr. Massonne made motion to close the public hearing. Mrs. Gillispie second. All present in favor.

Mr. Johnson made the motion to approve Docket: PC-0625-08-AG as presented. Mr. Diller second.

Mr. Schrupf-approve, Mr. Johnson-approve, Mr. Hayden-approve, Mr. Diller-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Strong-approve. 9-0

President Strong asked the petitioner to continue to work with Mr. Zawadzki on next steps and welcomed petitioner to the community.

6. Plan Director's Report: Mr. Zawadzki summarized report that was enclosed in the packets. Permit revenue for June 2025 was \$5470 with YTD of \$23376. June 2024 was \$10496 with YTD of \$25057. Permit revenue down for month by \$5026 and for year by \$1681. Issued 19 permits, 13 in town limits with 0 new homes, and 6 in township with 1 new home. Estimated cost of projects \$1105055.

Next meeting is BZA on July 17th at Town Hall. Started working on new Solar Permit, receiving requests for roof solar units and should have permit and ordinance for review next meeting.

7. President's Report: President Strong gave update on the following: Estridge Homes moved forward to the Town Council with a non-recommendation from this Board and will be on the Town Council agenda on August 19th. That meeting will be at Red Bridge Community Building 7:00 pm. The reason for the move in date was due to allowing the new council member to get up to speed before the vote.



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Secondly, since we have gotten through the Comprehensive Plan it is time to get to work on ordinance updates. Some of the things we have talked about over the last few months and also looking at what we might want the US 31 Overlay District to look like. What we think it should look like if there is future development. If each member would take time to write down potential changes, what we might want to add, things that have been noted in recent meetings. Then bring to next meeting or if want to send to Mr. Zawadzki ahead of time, please do so. This way we can compile a list of items to review and work on to limit costs to the process. Mr. Hayden questioned, thought we were creating a new zone. President Strong stated we created a US31 Corridor Overlay District. Created the district and have some standards in it, but we need to go back and detail some other items. Such as parking lots, signage, and those types of items to better define. Mr. Thomas questioned if we discussed a highway commercial we were looking at one time. President Strong stated that is correct, we did discuss and landed on the Overlay District creation. But this will be a topic of discussion because right now there is a blanket from 236th to 296th that is the current district, but we potentially may want to break it down into four districts. They could have different standards and what we may want to see in the area. Examples of office tech area, another for agritourism. But we landed on the Overlay and then to come back with details.

8. Legal Counsel's Report: Mr. Culp stated there was a law change that went into effect the first of this month. That is once the Plan Commission makes a recommendation, it no longer if the Town Council doesn't do that, it does not go back to the Plan Commission. In the past, if the Town Council didn't use recommendation it came back to Plan Commission for review, the General Assembly eliminated that review. One other change was made, if a rezone was rejected, it is a 12-month stay, cannot be refiled. If the Town Council votes no, they cannot come back for 365 days.

President Strong asked Mr. Culp to address why there are terms on the bottom of the agenda. Mr. Culp stated another legal change. They have discovered in some jurisdictions that the appointing bodies were not up on keeping people reappointed. So, law was passed for any board that has appointees on it, to list appointing authorities and terms. Always up to date and if public has question it is there. This will be on all Town agenda except for Town Council as they are elected and a very public process.

9. Board Member Comments: Mr. Hayden stated there is a lot of thought put into the Estridge project and appreciate all members for what has been done. President Strong also expressed his appreciation for everyone doing the homework, listening to public and their time for long meetings. Mr. Schrumpf stated he is still on the fence, even though unfavorable. Hate to see farmland being used up for housing, but at the same time we need growth. Mr. Schrumpf stated he thought it was a quality development, still wrestling with the decision. Heard from a lot of public and many will be at Town Council meetings, but hope decisions are right for the future, it is very difficult. President Strong emphasized all we can do as a Board is do our research, listen to the facts, review the ordinances, and make the decisions as development comes in. The good thing about it is with approving or disapproving one development, it doesn't mean you are approving or disapproving another. Each one is reviewed individually, as you know this is a map and zoning change, so the Town Council has the ultimate decision.

10. Next Planned Plan Commission Meeting:

August 13th, 2025, at Town Hall



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

11. Adjournment:

Mr. Schrumpf made a motion to adjourn. Mr. Hebner seconded. All present in favor.

President_____

Secretary_____

Date_____

Location:

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

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**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner:		Phone:	
Property Address:		Email*:	
City:	State:	ZIP Code:	
Tenant Business Name:			
Petitioner/Contact:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Cell Phone:		Fax:	
Current Property Use:			
Proposed Property Use:			
General Contractor/ Builder:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Engineer:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Attorney:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Architect:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Sign Company:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Landscape:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
OFFICE USE ONLY			
AROD Category		Docket #: PC-0925-09-C3	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application:	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration:	
Check List		Application Fee: \$200.00	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing: 07/09/2025	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision:	
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

NOTICE TO SURVEYORS

This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified by the following:

To, Suburban Estate Builders, Inc., 10000 North 10th Street, Suite 100, Overland Park, Kansas 66211, and/or assigns as their inspection authority may require. Without fee.

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Uniform Land Use Surveying Act (ULUSA) and the Surveying and Mapping Act of 1992, and that the survey was conducted in accordance with the Surveying and Mapping Act of 1992, and that the survey was conducted in accordance with the Surveying and Mapping Act of 1992.

Date of Map or Atlas: November 15, 2014

Brian Remick
Brian Remick
Registered Land Surveyor of the State of Kansas
Registration No. 1520200083



Survey Description - Instrument #2011022569

Part of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

Commencing at the Northwest corner of said Northeast Quarter 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

Tract 2
A part of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

Commencing at the Southwest corner of said Northeast Quarter 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

(Tract 2 - Eastward Point per Title Commitment)

Tract 2 is a part of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Shawnee Township, Hamilton County, Indiana, said part being more particularly described as follows:

NOTE: The above described reference to Instrument #2011022569 is the above tract description is relative to the described description, reference to Instrument #2011022569 is correct.

Land Surveyor's Report

In direct accordance with the laws governing the State of Indiana, the United States of America, and following the 2011 Uniform Land Use Surveying Act (ULUSA), I, the undersigned, have surveyed the above described land and have prepared this map and the survey on which it is based. The map and the survey on which it is based were made in accordance with the 2011 Uniform Land Use Surveying Act (ULUSA) and the Surveying and Mapping Act of 1992, and that the survey was conducted in accordance with the Surveying and Mapping Act of 1992.

This map of survey is made in accordance with the laws governing the State of Indiana, the United States of America, and following the 2011 Uniform Land Use Surveying Act (ULUSA), I, the undersigned, have surveyed the above described land and have prepared this map and the survey on which it is based. The map and the survey on which it is based were made in accordance with the 2011 Uniform Land Use Surveying Act (ULUSA) and the Surveying and Mapping Act of 1992, and that the survey was conducted in accordance with the Surveying and Mapping Act of 1992.

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Land Surveyor's Report

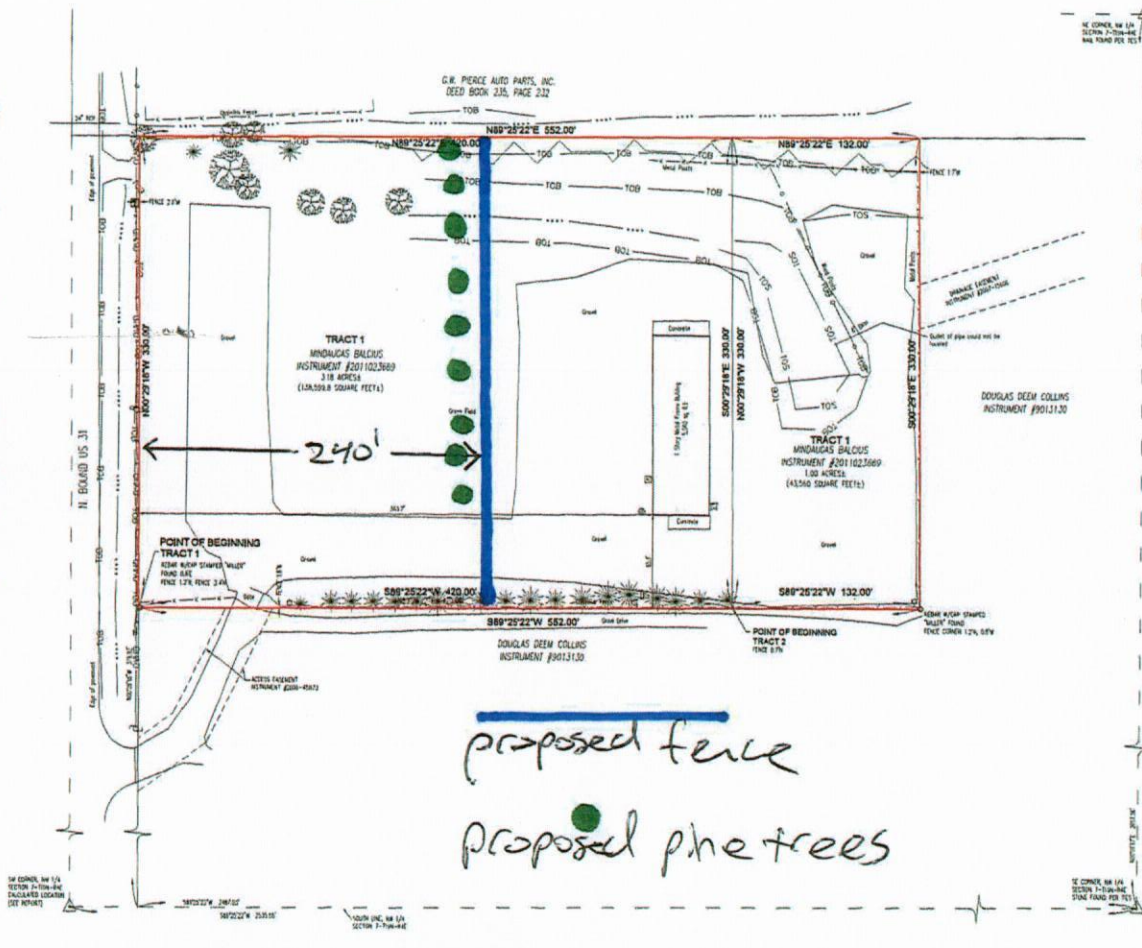
In direct accordance with the laws governing the State of Indiana, the United States of America, and following the 2011 Uniform Land Use Surveying Act (ULUSA), I, the undersigned, have surveyed the above described land and have prepared this map and the survey on which it is based. The map and the survey on which it is based were made in accordance with the 2011 Uniform Land Use Surveying Act (ULUSA) and the Surveying and Mapping Act of 1992, and that the survey was conducted in accordance with the Surveying and Mapping Act of 1992.

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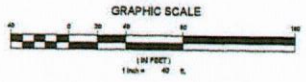
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ALTA / ACSM LAND TITLE SURVEY 22179 US HIGHWAY 31 N 4.18 ACRES±



SYMBOL LEGEND				
SEA GROUP INSTRUMENT SET	100	PIPE MARK	100	CAS LINE MARKER
OUT "1" SET OF FOUND	101	PIPE MARK	101	CAS VALVE
BRASS PLUG / COPPER WELD	102	WATER METER	102	CAS METER
SURVEY MARKER FOUND	103	WATER VALVE	103	TELEPHONE MARKER
PK OF HARD NAIL FOUND	104	WATER WELL	104	TELEPHONE JUNCTION
SECTION CORNER (AS NOTED)	105	WATER METER	105	CANTARY SIGN MARKER
REMARKS (AS NOTED)	106	WATER METER	106	CANTARY SIGN MARKER
RIGHT OF WAY MARKER	107	WATER METER	107	CANTARY SIGN MARKER
TRAFFIC SIGNAL POLE	108	WATER METER	108	CANTARY SIGN MARKER
ARE CONVEYOR	109	WATER METER	109	CANTARY SIGN MARKER



SEA Group
Land Surveyors
4000 North 10th Street
Overland Park, KS 66211
Phone: 913.444.3333
Fax: 913.444.3333
www.seagroup.com

22179 US 31 NORTH
CICERO, IN 46034

PROJECT LOCATED IN:
SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST
JACKSON TOWNSHIP, HAMILTON COUNTY

ALTA/ACSM
LAND TITLE SURVEY

PREPARED FOR:
BULLSEYE FENCE DESIGN, INC.
PO BOX 841
NOBLESVILLE, IN 46061

REV. # DATE REV. DESC.

DRAWING LEGEND

1" X 1" SET OF YOUNG	100	PIPE MARK	100	CAS LINE MARK
BRASS PLUG / COPPER WELD	101	PIPE MARK	101	CAS VALVE
SURVEY MARKER FOUND	102	WATER METER	102	CAS METER
PK OF HARD NAIL FOUND	103	WATER VALVE	103	TELEPHONE MARKER
SECTION CORNER (AS NOTED)	104	WATER WELL	104	TELEPHONE JUNCTION
REMARKS (AS NOTED)	105	WATER METER	105	CANTARY SIGN MARKER
RIGHT OF WAY MARKER	106	WATER METER	106	CANTARY SIGN MARKER
TRAFFIC SIGNAL POLE	107	WATER METER	107	CANTARY SIGN MARKER
ARE CONVEYOR	108	WATER METER	108	CANTARY SIGN MARKER

VICINITY MAP - NOT TO SCALE

Approved By: BCR
Drawn By: TMC
Date of Last Field Work: 11/13/2014
Date Plotted: 11/14/2014

Reference #: C11-6156

Project Number:
C14-9914
Sheet Number:

WOOD PRIVACY
FENCE
PHOTO

WOOD
PRIVACY
FENCE
PHOTO





CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0925-09-C3

Petitioner Name:

Bullseye Fence

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: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

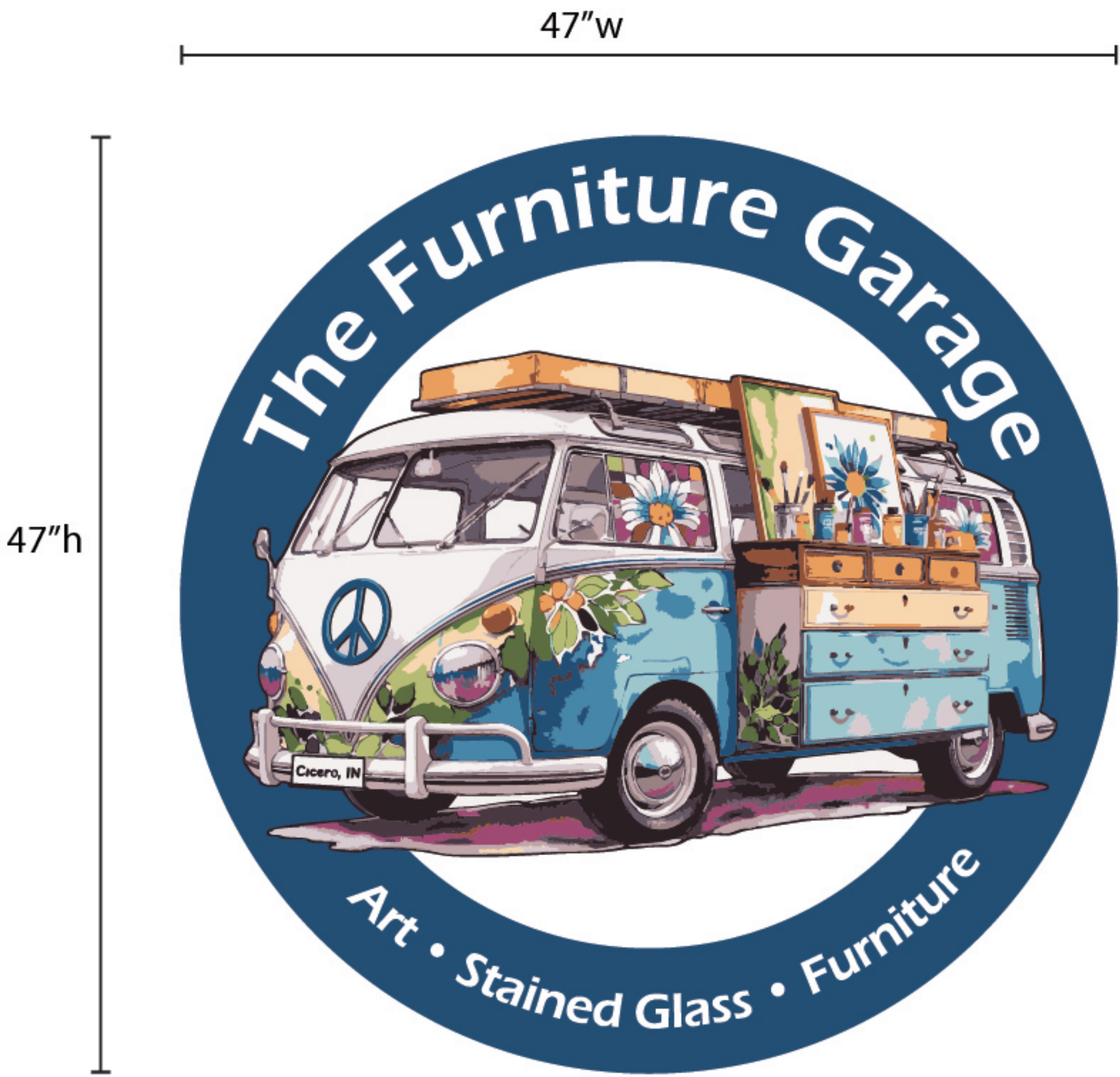
APPLICANT MUST COMPLETE THE FOLLOWING			
Property Owner:		Phone:	
Property Address:		Email*:	
City:	State:	ZIP Code:	
Tenant Business Name:			
Petitioner/Contact:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Cell Phone:		Fax:	
Current Property Use:			
Proposed Property Use:			
General Contractor/ Builder:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Engineer:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Attorney:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Architect:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
Sign Company:		Phone:	
Address:		Email*:	
City	State:	ZIP Code:	
Landscape:		Phone:	
Address:		Email*:	
City:	State:	ZIP Code:	
OFFICE USE ONLY			
AROD Category		Docket #: PC-0825-10-NC	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> New Construction	Date of Application: 06/16/2025	
<input type="checkbox"/> Façade Improvement	<input type="checkbox"/> Other	Date of Expiration:	
Check List		Application Fee: \$200.00	
<input type="checkbox"/> Sign Package	<input type="checkbox"/> Lighting Plans	Date of Hearing: 08/13/2025	
<input type="checkbox"/> Landscape Plans	<input type="checkbox"/> Building Elevations	Date of Decision:	
<input type="checkbox"/> Other: _____		<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG

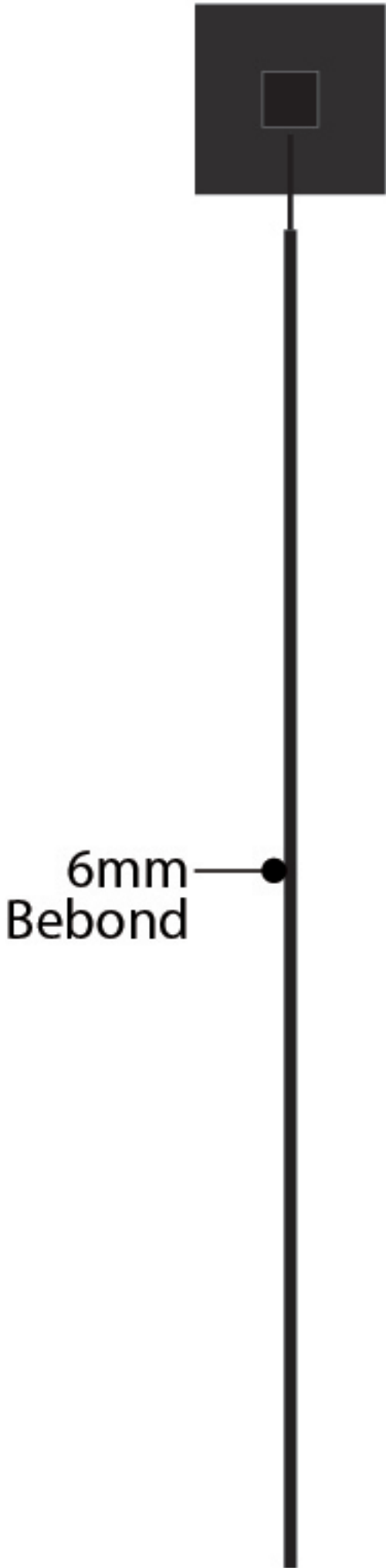
6MM BEBOND ROUTED SIGN

Qty.1: 47" w x 47" h / double-sided / 15.34SF

FRONT VIEW



END VIEW



RENDERING



SIGN DETAILS:

Double-sided 6mm Bebond panel routed to shape w/UV digitally printed opaque vinyl and matte laminate applied /
New sign to be mounted to existing sign post w/typical hardware.

SIGN SCOPE: Permit, Manufacture & Install

COLOR SPECS:

CMYK



317-984-5500
4484 S. State Road 19, Tipton IN 46072
hsgsigns.com

DATE	06/18/2025	CLIENT	THE FURNITURE GARAGE	LOCATION	CICERO, IN	ADD. NOTES
JOB #	250309-01	PROJECT MANAGER	ANDREW W.	DESIGNER	PHIL K.	

DESIGN APPROVAL

CLIENT SIGNATURE X_____

DATE _____

Before signing this Artwork Approval Form, please be sure to review your proof carefully and confirm that every detail on your proof is correct including wording, dates, spelling, punctuation, capitalization, color choices, layout and graphics. We do our best to alert you to color choices we think will make wording difficult to read. Ultimately, it is the responsibility of the customer to choose their colors. Since all computer monitors and devices display color differently, we cannot guarantee print colors will match colors viewed on screen. For these reasons, we do not accept returns based on color nor do we accept returns for approved proof errors. If Pantone colors are specified, they will be matched according to Pantone specifications and be matched as close as possible. **All artwork is property of Hoosier Sign Guy and is protected by copyright laws. External distribution is prohibited.**

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- 0825-10-NC

Petitioner Name:

The Furniture Garage

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:

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Findings of Facts:

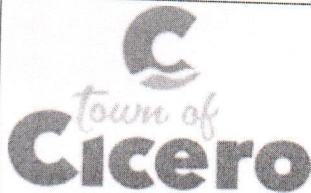
This criterion has / has not been met.

Conditions Approved:

Signature: _____

Date: _____

Print: _____



CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

REZONE APPLICATION

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT

AUG 11 REC'D

RECEIVED

OFFICE USE ONLY

Rezone Category		Docket #: PC-0925.13.R5
<input type="checkbox"/> Commercial	<input type="checkbox"/> PUD	Date of Application: 8.11.2025
<input type="checkbox"/> Residential	<input type="checkbox"/> Other	Date of Expiration:
Check List		Rezoning Fee: \$700.00
<input type="checkbox"/> Adjoiner List	<input type="checkbox"/> Legal Notice Copy	Date of Hearing: 9.18.25
<input type="checkbox"/> Certified Mail Receipts	<input type="checkbox"/> Property Sign	Date of Decision:
<input type="checkbox"/> Additional Applications	<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved

APPLICANT MUST COMPLETE THE FOLLOWING

Property Owner: 299 N Peru LLC (Tom Munro)		
Address: 700 Iron Bridge Rd.		
City: Cicero	State: IN	ZIP Code: 46034
Telephone: 317-339-1151	Fax:	E-mail:
Project Address: 299 N Peru St		
City: Cicero	State: IN	ZIP Code: 46034
Parcel:	Subdivision:	
General Contractor/ Builder:	Telephone: 317-339-1151	
Address:	Fax:	
City:	Cell Phone:	
State:	ZIP Code:	Email:
Current Zoning: R5		
Proposed Zoning: NC		
Reason for rezone: Appropriate use for current and future plans.		
Proposed use of rezoned property: current use plus Retail front		

Statement of Reasons for Rezoning

Property: 299 N Peru Street, Cicero, IN 46034

Applicant: 299Nperu LLC

Date: August 8, 2025

To Whom It May Concern:

I am petitioning to rezone the property at 299 N Peru Street from R5 (High-Density Residential) to Neighborhood Commercial (NC). This change will enable neighborhood-serving commercial uses while aligning with the Town of Cicero's growth objectives. Below, I outline the reasons supporting approval.

The proposed rezoning to Neighborhood Commercial (NC) is fully compatible with the 2025 Comprehensive Plan's vision for revitalizing downtown Cicero, particularly through mixed-use development along State Road 19 (Peru Street). The plan recommends expanding commercial zoning in corridors like this to address retail gaps, promote tourism near Morse Reservoir, and create pedestrian-friendly spaces. Discussions with town staff support rezoning along the Peru Street corridor as NC.

Recent investments exceeding \$100,000—including a new HVAC system, updated facade, roof replacement, and concrete parking lots in the front and back—prepare the site for immediate commercial use, enhancing curb appeal and functionality. The property has attracted multiple inquiries for rental or sale, indicating strong market demand. For example, I have received a Letter of Intent (LOI) from a prospective tenant, proposing to rent the front 390 square feet for "Jewels by the Lake," a lake-themed jewelry and accessory shop. This would generate local jobs, tax revenue, and foot traffic without adverse impacts on neighbors (see attached Exhibit A: Letter of Intent).

As a corner lot, the property serves as an ideal buffer between residential areas and the town center, fostering economic growth while maintaining low-intensity operations. Approval would anchor the corridor's development, benefiting the community and aligning with the plan's goals for orderly, sustainable expansion.

Thank you for considering this petition. I am available to discuss further or provide additional information.

Sincerely,



W Thomas Munro

Owner, 299Nperu LLC

317-339-1151

tmunro@supremesurface.com

Exhibits Attached:

- Exhibit A: Letter of Intent from "Jewels by the Lake" (demonstrating proposed retail use and tenant interest).

Exhibit A

Letter of Intent (LOI) Proposal

August 08, 2025

Jewels by the Lake - Custom Jewelry Studio

Cicero, IN 46034

Proposal to lease the front of the building located at 299 N Peru Street, Cicero, IN 46034.

Landlord/ Owner: Tom Munro, 299NPERU LLC, 700 Iron Bridge Rd, Cicero IN 46034, 317-339-1151, tntmunro@yahoo.com

Approval of the LOI does not guarantee a lease; it's contingent on zoning approval, further negotiations, and a formal lease agreement.

Property Description: The front portion of the building at 299 N Peru St, Cicero Indiana 46034, 391 square feet of interior space, including entrance, windows, or signage areas and a 51 square foot public access bathroom section.

This is to confirm that I understand the back portion is occupied by owner and that my operations will not interfere (e.g., via noise, access, or shared resources). I acknowledge the existing bathroom in the front section must remain accessible to owner and business associates working in the back. I Confirm that my use and any modifications will not restrict this access. Also to confirm that Jewels by the lake would also have access to the bathroom.

Jewels by the Lake also will have an alarm system and cameras. No one is to enter the Jewelry studio without knowledge. The front door would be used only for Jewels by the Lake.

Statement of Intent:

This business is a Custom Jewelry Studio to be used to meet clients by appointment or during hours.

Space not to be used for any personal use. May be there to meet customers or work on jewelry repairs and that may be at any time.

Jewels by the Lake has a website (Jewelsbythelake.com) ,Still to be developed. I will advertise on Social Media, Facebook and Instagram.

Lease Term and Timeline:

Term to be 36 months , _____ paid monthly to Includes Water, Electrical and Common Area Maintenance. Rent is to be reviewed yearly and increase, not to exceed more than 10%.

Jewels by the Lake will provide own Internet.

Jewels by the Lake Will provide Insurance to cover Personal and Business property. And Business Liability. Will not cover structure.

Jewels by the Lake will give a Refundable Good Faith deposit of _____, during negotiations.

Deposit would be used if agreed to move forward for a security deposit. First month rent would be submitted at the time the lease is signed.

Build out would take 30- 45 days and Rent starts after that date and first month will be paid by money paid at sign of lease.

Use of Premises and Operations:

Hours have not been finalized. Will be closed Sunday and Monday unless by appointment. Set hours may be 11-5:30 Wednesday , Thursday and Friday. Few hours on Saturday.

We will offer Custom Jewelry Design, Jewelry Repair, Watch repair, will have a show case displaying jewelry for purchase.

Would add approved sign on Front of Building and have a 2-sided sign by sidewalk.

Would need 3-4 parking spaces. Most of time would be used 2 at a time.

Non – Binding

The Letter of Intent is non-binding and intended solely as a basis for negotiating a formal lease agreement. No Obligations arise until a lease is signed.

Signatures

Date

Tom Munro Date



















CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

August 2025

Permit Revenue: August 2025 = \$4619 YTD: \$34,546

August 2024 = \$8,394 YTD: \$40,782

Difference: Month = -\$3,775 YTD: \$-6,236

- We have issued a total of 21 building permits for August 2025.
- 14 have been inside the corporate limits (0 new homes).
- We have issued 7 in Jackson Township (0 new homes).
- Estimated Cost of projects permitted \$349,861.

The Planning Commission meeting is scheduled September 10th at Town Hall. The BZA will meet September 18th, 2025 at the Town Hall. Both committees have items on the agenda. First significant Encroachment permit was processed for an additional \$7,179.11. This is for an internet upgrade by Frontier.

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

At your service!

Frank Zawadzki

Findings of
Facts
Approval:

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

X

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:

Approved to Frank for following codes
and ordinances

Dated this 9 day of July, 2025

Wm. Ford Hebrner
Member's Signature

Wm. Ford Hebrner
Printed

CICERO/JACKSON TOWNSHIP PLAN COMMISSION
FINDINGS OF FACT
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On the basis of the above findings, it is the decision of the Plan Commission that this Subdivision be:

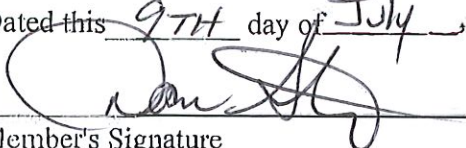
Approved ✓

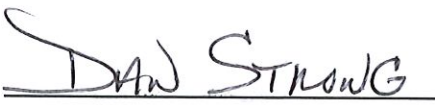
Denied

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 9TH day of July, 2025


Member's Signature


Printed

CICERO/JACKSON TOWNSHIP PLAN COMMISSION
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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 9th day of July, 2025

M. V. Dillen

Member's Signature

Mare V. Dillen

Printed

CICERO/JACKSON TOWNSHIP PLAN COMMISSION
FINDINGS OF FACT
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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:

No Condition

Dated this 9th day of July, 2025

[Signature]
Member's Signature

[Signature]
Printed

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

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PETITIONER: Patrick Mazzocchi

PROPERTY OWNER: Stephen Hammond

PUBLIC HEARING DATE: July 9th, 2025

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

Approved X

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:

No conditions discussed

Dated this 9 day of July, 2022

Member's Signature

Printed

Hamson Massonne

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

DOCKET # PC-0625-08-AG

SUBDIVISION NAME:

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PROPERTY OWNER: Stephen Hammond

PUBLIC HEARING DATE: July 9th, 2025

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

Approved


X

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 9th day of JULY, 2022


Member's Signature

DENNIS D. SCHRUMPER
Printed

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

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

Approved

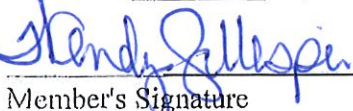


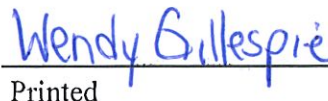
Denied _____

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
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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:

Request meets ALL STANDARDS.

Dated this 9 day of July, 2022

Dennis Johnson
Member's Signature

Dennis Johnson
Printed

CICERO/JACKSON TOWNSHIP PLAN COMMISSION
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On the basis of the above findings, it is the decision of the Plan Commission that this Subdivision be:

Approved X 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:

NONE

Dated this 9th day of July, ~~2025~~ 2025

[Signature]
Member's Signature

Eric Hayden
Printed