



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

February 11th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members

Present:

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

Declaration of Quorum:

Approval of Minutes:

January 14th, 2026

Public Comment:

Old Business:

New Business:

Docket: PC-0226-04-AG

Petitioner: Brent Leininger

Property address: 0 E 281st Street, Atlanta, IN 46031

A Minor Subdivision Application has been submitted concerning Article 4 Minor Subdivision Plats of the Cicero/Jackson Township Zoning Ordinance to: subdivide a three (3) acre parcel off of an existing sixteen and six tenths (16.6) acre parcel with one (1) waiver. The existing parcel will not meet the "AG" district standard minimum lot frontage of one hundred eighty (180) feet.

Article 1 and Article 2 Zoning Ordinance discussion

Letter Submittal Procedure Discussion



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Plan Director's Report: Enclosed in your packets.

President's Report:

Legal Counsel's Report:

Board Member Comments

Next Planned Plan Commission Meeting:

March 11th, 2026

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 Jacob Everett – Council Appointment – Term – 01/06/2026 – 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

January 14th, 2026

7:00 p.m.

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

Roll Call of Members

Present:

- Dan Strong
- Wendy Gillespie
- Harrison Massonne
- Dennis Schrumpf
- Dennis Johnson
- Jacob Everett
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

Declaration of Quorum: President Strong declared a quorum with all members present. President Strong stated some housekeeping and business due to the first meeting of the year.

Election of Officers:

Mr. Schrumpf made motion to open nominations for President. Mr. Hebner second.

Mr. Schrumpf made motion to nominate Dan Strong for President. Mr. Thomas second.

No other nominations.

Mr. Johnson made motion to close nominations. Mrs. Gillispie second. All present in favor.

President Strong stated only one nomination Dan Strong for President. All present in favor.

Mr. Massonne made motion to open nominations for Vice President. Mr. Johnson second.

Mr. Thomas nominated Harrison Massonne for Vice President. Mr. Schrumpf second.

No other nominations.

Mr. Johnson made motion to close nominations. Mr. Schrumpf second.

President Strong stated only one nomination for Vice President -Harrison Massonne. All present in favor.

Mr. Massonne made motion to open nominations for Secretary. Mr. Diller second.

Mr. Massonne nominated Mark Thomas for Secretary. Mr. Schrumpf second.

No other nominations.

Mr. Schrumpf made motion to close nominations. Mr. Everett second.

President Strong stated only one nomination for Secretary-Mark Thomas. All present in favor.

Officers for 2026: President Dan Strong, Vice-President Harrison Massonne, Secretary-Mark Thomas.



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Approval of Minutes:

Mr. Schrumpf made motion to approve Minutes from December 10th, 2025, meeting. Mr. Hebner second. All present in favor.

Public Comment: President Strong stated this is opportunity for anyone that wants to speak on anything not on the agenda. No public comment.

Old Business: Mr. Zawadzki stated no old business.

New Business:

Docket: GT Carts

Petitioner: PC-0126-01-C1

Property address: 7770 E 236th Street, Cicero, IN 46034

An Aesthetic Review application was submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 7770 E 236th Street, Cicero, IN 46034.

Jerry Smith 7770 E. 236th Street, Cicero. We had an existing privacy fence blow down in the front area of parking lot. We would like to put in some decorative block in front section. Sister location has about 18" tall and 3 feet long. Builds a corral showcasing our inventory. Professional looking and keeps the carts inside. Does allow the customer to walk through after hours, perhaps calling the next day on whatever they are looking at. We are then putting a privacy fence back on the back. The line east and west are the changes (monitor used). Showroom is to the right and want to be able to see the customers in the lot for security.

President Strong asked for Board member comments. Asked how many carts? Mr. Smith stated gap between fences would allow forty or fifty approximately. Mrs. Gillispie asked if yellow blocks would be there. Mr. Smith stated that is the Monticello location, Cicero has parking spots now, parks in the front facing 236th. Mr. Diller asked if there would be lighting. Mr. Smith stated there is an existing light but have considered another for security. There was a light pole previously.

President Strong asked regarding the fence in the back, what material. Mr. Smith answered same or similar to what was there previously. President Strong questioned the stones they are there for security. Mr. Smith stated they have to be open enough for people to look but not allow a car or rollback. President Strong questioned maintenance on the stones for the future. Mr. Smith stated pressure wash, possible sealer, they have to make them. Do what is necessary to keep up and not allow mold etc.

President Strong questioned if other comments or questions from the Board, reminding that there is no public comment hearing necessary for Aesthetic Review.

Mr. Schrumpf made motion to approve Docket #PC-0126-01-C1 allowing decorative block and fencing as presented. Mr. Johnson second.

Mrs. Gillispie-approved, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Johnson-approve, Mr. Everett-approve, Mr. Diller-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mr. Strong-approve. 9-0.

Docket: Craig Hurley

Petitioner: PC-0126-03-NC

Property address: 370 W Jackson Street, Cicero, IN 46034

An Aesthetic Review application was submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 370 W Jackson Street, Cicero, IN 46034.

President Strong questioned Mr. Zawadzki on the status. Mr. Zawadzki stated the petitioner requested the petition to be withdrawn.

President Strong stated the Board must allow for petition to be withdrawn



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Mr. Massonne made motion to allow petition to be withdrawn. Mr. Johnson second. All present in favor.

President Strong stated to Mr. Zawadzki the petition has been withdrawn, in this case they would need to refile in the future.

Docket: Nickel Plate Reliability Project LLC

Petitioner: PC-0126-02-C3

Property address: 0 State Road 19, Cicero, IN 46034

A Rezone application has been submitted concerning Article 8 of the Cicero/Jackson Township Zoning Ordinances in order to: Rezone a parcel currently zoned "C3" (Business Park/Light Industrial) to "PD-C3".

Note: The Plan Commission's role in the matter of a rezone request, is to send a "favorable", "non favorable", or "no recommendation", recommendation to the Town Council for consideration and final determination.

Brandon Gahman 4860 Piles Road in Chapel Hill Tennessee. Senior Manager with IPA Power here to share information on a proposed battery energy storage system (BESS) on ST. RD. 19. Here with members of team and other consultants, Forest Forester, senior vice-president of IPA Power, Chief Brian Frink, consultant with Fire and Risk Alliance, Dr. Chris Olsen, environmental health specialist, Andrew Carty, Justin Sawyer, Matt Newman, Rachel Conner, Rich Kirkland, Nick Kirkland. IPA Power is a trusted industry leader in battery energy storage. Headquarters in Austin Texas and are active in many regions across the country. Currently 30 projects in operation with three in Indiana permitted, two begin construction this quarter. Owner and operator of the assets for the lifetime of the project, do not transfer anywhere else. Here because there is an energy reliability crossroads, around the US. Analysis shows demand issue regarding electricity. Concerns about meeting power demands for reliable electricity. Want to be a part of the solution. Our project is a standalone battery energy storage system, one of the most economical ways to solve the issue of capacity and reliability. Applying for a rezone application currently C-3 requesting C-3 PUD. There are no other facilities involved in project, no solar panels, no wind turbines. Hooks into existing energy infrastructure. Regarding compliance, there are many independent and national safety standards we must comply with. Both prior to construction and prior to operation. Required and governed by Indiana Homeland. The parcel includes 28 acres with battery facility on 16 of the acres. They system is a 200-Megawatt four-hour system delivering 800 megawatts of energy to the grid. This is about 65000 homes worth of power. Very energy dense, very compact and efficient use of the space. Closest residence is 630 feet and that residence is also zoned light industrial. Anticipate construction late 2027, with operations commencing in late 2028. Want to be clear on water use, hot topic around the state, water is not needed or used for operations, not used to cool the system. Not hooking up to a well or pulling from utilities or reservoir. No water usage for the project. The timeline for is quite long, have been working on for quite a while required due diligence. How does it work? We are charging the batteries from the grid thru existing energy grid and then putting back into the grid when needed. (*Monitor was used throughout presentation to show flow*). Mr. Gahman continued by explaining what the containers look like, approximately 8 feet wide, 20 feet long and 9 feet tall, monitor showed a facility under construction. Mr. Gahman described the area as two miles south of town, one mile east of reservoir, zoned light industrial and business park. All closest residences in this area to the south are zoned light industrial as well. Recognized that this is a gateway to the community. Have worked with other entities to find a parcel, other forms of development might describe this parcel as a lemon. Not a lot of room for other developers to do what they would like. This is only one of the light industrial used that could use this parcel, note the infrastructure and high voltage power lines on monitor. Have gone through many third-party environmental analysis and tests, have been provided and are standard for us, it is a strict environmental assessment. Site specific to this parcel. Mr. Gahman continued by explaining the landscaping planned, maintaining the thick mature buffer that will surround the site. Minimum of 40 feet and up to 100 feet. Not just along the road but depth from the road. The containers are approximately 230 feet from the road. Visual rendering shown on monitor and explained the details. This is how it would look at installation. Planting and installing ten feet tall evergreens. This rendering would be at installation. Visual installation was used for all sides. Signage would be donated where the Welcome to Cicero sign is. Just as screening is



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important during the day, it is at night also. Mr. Gahman stated he had conversation with Mr. Morris (to the south), and he was concerned about light pollution. Dark sky lighting is the term, it is a cone shaped dome shining to the ground versus the sky, also motion sensor and infrared lighting are also options to use. Site is also designed to be quiet, don't want people to think about it, see it, hear it. Closest homes are about 630 feet, 700 and 1300 feet. Specify 50 decibels as limit, sounds quieter than a conversation and in the range of an air conditioner or quiet office. Regarding water, Mr. Gahman stated the facility does not require water for day-in-day-out operations. Water is not used for cooling, not pumped in. Storm water run-off will be directed to a gated and lined pond that has gate valve so the water can be contained. Water protection and storm water management plan has been reviewed by Hamilton County Surveyor's office. Engineers have worked with the MS4 engineer over there in order to create a real-world accurate plan and built into our development plan. Furthermore, the drainage must be approved in a further review by Hamilton County Drainage Board, so further assurance.

Mr. Gahman spoke about the surrounding area. Retained Kirkland Appraisals for an impact analysis on property values. They found because the site is strategically cited as well as far away from other residences as well as in a light industrial area, there was no impact to property values. They are here for expert testimony and happy to answer any questions as well.

Mr. Gahman stated ultimately there cannot be any benefit to the community without facility being safe. Safety is our number one priority. We do this by using proven technology, lithium-ion phosphate batteries are the newest, greatest, the safest and the most utilized in compliance. In contrast with other facilities that may have come up in researching which were a different battery and underroof facilities. Monitoring the system is done through electricity throughput and site security are done 24/7. Headquarters monitors every cell in container, temp, state of charge, health of battery itself. Then dispatched to onsite operations team. Homeland security does require collaboration with local fire department for site specific emergency response. Had opportunity to meet with them and a site-specific plan will be designed. Offer training for firefighters in the classroom and in the field prior to the project being turned on. Offer annual refreshers and drills. Expert here to answer questions.

Mr. Gahman stated this project answers clear need for reliability and increased demand on our energy grid and this project is a low impact way to address the issue. Very compact use of 16 acres and great way to use the land. This investment is consistent with local zoning rules.

President Strong asked if there are any questions or comments by Board members at this time. Mr. Massonne stated he would like to wait until after public hearing is conducted.

President Strong stated the public hearing portion gives everyone the opportunity to give comments, thoughts or information to the Board. Rules we will follow, once name is called, step to the podium, state name and address for the record. If you did not fill out a sheet, you will be given opportunity to speak and get those to us. Due to the size of the group, individuals are allowed two minutes of speaking time to address the Board. You may speak one time, not allowed to pass your time on to someone else. Mr. Zawadzki has timer and has a countdown timer visible. All comments are to be addressed to the Board and not to the petitioner or each other. If your comments have been shared try not to address them again to allow everyone time to speak, you simply can agree with previous comments. No one can speak to Board unless at the podium, if anyone speaks out of turn or disrupts the meeting, a warning will be given and if happens again you will be asked to leave the meeting. This would not be our intent, a last resort if you will, would like for the Board to be able to hear all comments. Appreciate if you did not cheer and clap, however, know from past will happen so keep to a minimum. If running past 9:00 will take a short 10 minutes recess. If beyond 11:00 p.m. we may need to table and finish at next meeting. If public comments are still open, they will remain open for the next meeting. If public hearing has been closed, public comment would remain closed if tabled. At end of public comment, the petitioner would have opportunity to address any questions or comments they may have heard as well as answer any comments or questions from the Board.



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Our role this evening as a Board, is to send a Favorable recommendation, an Unfavorable recommendation, or a Non-recommendation recommendation, to the Town Council.

Mr. Everett made motion to open public hearing. Mr. Johnson second. All present in favor.

Recorder will summarize comments by public during the public hearing. Any materials given to the Board by public will become part of the file at the Plan Department. Recorder will also summarize any letters received and read into the record.

President Strong asked first individual to approach podium.

Brandon Akaum 709 ½ So. Pearl, Cicero. Community in high demand and growing, allow to be known as only lakeside community in central IN, and not home to lithium battery storage facility. Protect residents and community and vote no.

John Gunter 107 E. South St., Arcadia. Questions: is this a hazardous waste generator facility, is it a treatment and storage facility, is the leak sheet measured or will be measured, is there any sampling going to be done around facility, is there any water impact to community, how is fire suppression going to be done, is this the same company/facility that applied to be a 221st street? Who did the environmental assessment? What was the previous use of the property and any environmental defects found? What kind of permitting is required for this? Homeland security oversight is not understood regarding permitting.

Larry Gray 66 Hickory Ridge Circle, Cicero. Thought this was a plant but now is a storage facility. Petitioner stated perfect world, not perfect. Concern for explosion of materials used and potential of chemical leaks. Do not need materials leaking into our soil and reservoir. Placement is concerning, close to reservoir. Illinois situation cited with concern for residents. Impact to Cicero and Noblesville would be for years to come, reservoir and grounds if this would happen.

Lisa Bowers 5765 Pine Knoll Blvd, Noblesville. Resident three miles from site, small business owner. Not here because against clean energy, here because pushed through with far too little information. Proposed 200-watt plant with very little information beyond a map and we will follow the rules. Concern for potential to burn for days, no public plan for emergency response, no information on how local fire department has been trained. Until tonight no mention of environmental or impact studies that are done. Concern for employees, customers being safe or perceived to be safe to come to area or work nearby. Ask commission to slow down and require real information on safety and emergency response.

Mike Alexander 24592 Point Ln, Arcadia. Local real estate agent and when hear no impact to property values, have to say matter of opinion. Feel negative impact to homes surrounding. Maintain our community integrity. Question: how long will this technology be in place and what happens when this system is decommissioned? Will property be considered toxic? Concerned for stormwater runoff and how dealing with it., Marathon pipeline that is close to property and have they been consulted. Is that a risk? Also, proposals like this have been made to Westfield and Kokomo, and both have been turned down. Ask the Board to consider turning it down.

Michael Morris 8790 E 216th St. Cicero. Concern for long-term usage of the facility. Lithium is a forever chemical, pleased they are putting back from the road, however closer to Cicero well and my well. Where is the lithium going to be disposed of? Why right here? Say no decrease in property values but it is farmland, not homes. Concerning fire, the ground water impact.

Joe Wilson 8560 E. 216th, Cicero. Concern as a firefighter (22 years), threat to health and safety, burden and impact to local fire departments. Blackstone fire and Noblesville meeting concerns. House fire doesn't require evaluation of areas, chemicals involved and impact to health. Firefighter health concerns for dealing with battery plants. Concern for impact from weather, winds and heavy rain as well as terrorism concerns.

Alicia Kiovskysky 8203 E. 249th St. Arcadia. County rejected proposal that was the same but under different name, proposal was 137 pages long and the one tonight is less than 30 pages. Concern for missing information. Safety concerns. Training of



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Jackson Township firefighters and equipment necessary. Timeline for assistance-internet concerns, distance, training. What is the spill response plan? How is the community notified of any issues? Impact radius-true impact with country winds? Impact of tornado? Concern for fencing. No positive impact to community, doesn't create energy, it stores only, and sells it back to companies in other states during peak hours. Doesn't support or align with Hamilton county or Town of Cicero comprehensive plan. Doesn't provide any new jobs or services to the community. Allow Cicero to remain lakeside community instead of lithium battery facility. Say no to project.

Kim Alexander 24592 Point Lane Arcadia. Inconsistency of plant with the CJT Comprehensive Plan. Vision of plan does not align with plan. Heavy infrastructure with industrial use that is incompatible with residential, agricultural, and waterfront use that is planned. Plan also prioritizes protecting farmland and watershed. Concern for drainage flowing to White River, it is less than three miles from Community Park and less than a mile from Morse Lake. Concern for health and quality of life. Doesn't align with plan of economic development strategy of local business, agri-business, tourism, and long-term community value. No local jobs, no businesses, use of farmland. This is not consistent with adopted CJT Comprehensive Plan. Plan does not include opportunity for out of state industrial business to profit while our community bears risk of environmental hazards, home values and potential environmental risk to lakeside community. Uphold plan and deny project.

Kim Irvin 20801 Cumberland Road. One mile from site. Concern for long term land use and emergency response impact to family. Comprehensive Plan clearly prioritizes environmental protection, community health, and the protection of Morse Reservoir area. Mixed Use does not list this as an approved use. Four statements shared. Land Use variance process description, plant is storage for national use not guaranteed to be local, timeline shared of 4-6 years to start with lifespan of plant being 7-10 years with decommission continuing impact to local resources, construction jobs but will they be local. Concern for pipeline in the area (four feet deep) and temperature concerns, impact to actual battery facilities. Vote no.

Craig Bowen 1780 Nantucket Dr. Cicero. Zoning ordinances exist to protect public health and safety including protection from fire and industrial hazards. While preserving our character of residential and agricultural areas. This is significant risk to the community. Expect this project to raise concerns for fire department and other first responses given challenges with lithium batteries and potential of fire. Fire risks shared from research. What is the benefit to the Town of Cicero? Limited financial benefit with potential of eyesore to town. Site to the east of library used as example of what becomes of industrial site that remains unusable for decades. Long term reminder of how difficult and costly it can be to reverse land use decisions once they are made. Ask PC to decline project, comp plan alignment, and safety and character of the town.

Steven Elliott 5765 Pine Knoll Blvd, Noblesville. Sent information for the record regarding code requirements. Safety concerns. *(the following were given as examples from code requirements)* Consistency of zoning permits, does not align with plan, utility benefit, low impact to infrastructure. Economic impact: tax revenue alone does not justify zoning change that conflicts with Comp Plan that creates new public safety concerns. No jobs beyond construction. Vote no.

Leslie Holding 789 Washington Ave. Thanked Board for what they do, and town looks better than ever. Sees this project as a disaster waiting to happen. Thinking of the future, strain on resources, firefighter at risk. Vote no and keep safety of residents in mind.

Bill Scholfield 24001 Cal Carson Road, Cicero. Cicero address but live in Jackson Township others have more than a say. Specialized knowledge in this area, as a Mid-Continental Independent System Operator moved to the area to advocate the market rules for the entity. I argued the rules to keep electricity low. Company is largest market operator, help companies like this to make money with resources. Many clients do market operations. Will not say if good for Cicero, want to speak to safety. Older technologies have caught fire, but of the dozens and dozens dealt with, none have caught fire. Technology is maturing and helping the grid. They do contribute to keeping costs lower. Much cheaper to do battery plants than new power plants. From (my) perspective not concern with safety.



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Connie Neininger 3129 N. 400 E. Monticello, IN. Here to share experiences with officials across the state. Community explained. Battery storage is not new to IN. Gas stations, fertilizer plants, grain elevators and others mentioned. Safety is often a concern. Battery themselves do not have organic material, concrete pad used to help protect with new technology. Resource in Newbury mentioned.

Andre Maue 22410 Gifford Ave. All comments have been mentioned. Want to put into context what we have heard. Important to consider the role of the petitioners, salespeople doing a job. Safety- every infrastructure disaster over the last century has had layers of regulations and safety protocols. Same with property values. Consider what is being said, the comp plan.

Emma Morris 21810 SR 19, Cicero. Property to the south of the proposed project. David Morris property owner, parents our out of town and emailed letter opposed to project. Do not want potential hazard and eyesore next to property. Parents have five young children still at home at family farm for five generations. Have a handicapped child that we feel for safety. Facilities better suited to remote areas. While proposal indicates wooded area, we know it takes 6-8 years for that to grow up. Can put lipstick on a pig and it's still a pig.

Joy Alcock 24560 Crooked Creek, Cicero. Point out that real estate is local and folks used appraiser from North Carolina.

Frank Powers 3222 Cicero Road. When changing zoning, none of the neighbors are for the project. 600 feet away, would you want to live by it? Do not think anyone would want it by my house if asked.

Kevin Dillon 21585 State RD. 19 Cicero. Approximately ½ mile from property. Presented material to board. Opposed to project. Environmental safety risk and on top of and at end of Ingerman Drain. Refer page 8 of materials provided for the Hamilton Co Surveyors office illustrating the recent improvements to the drain and where the water is coming from. Allowing for tile drainage and wetland habitat. Landowners in reach of Ingerman Drain pay an annual tax for use of the drain. Pages attached 4-7 have names of property owners impacted by drain. Should not be considered due to unethical behavior by changing name of property to push through project, light pollution, negatively impacting traffic and safety issues, decreasing property values, increasing fire hazard by building upon the existing gas lines and to the southeast, using existing ag land which more is not produced. BESS project should be in an industrial area designed to mitigate potential risks.

Robin Cook 8989 E. 256th Arcadia. Questioning company's connection to the community and knowledge and loyalty to the community. They pointed out that they spoke to Cicero Fire Department, but property lies in jurisdiction of Jackson Township Fire Department, and they have not spoken to our fire chief. If something happens, the calvary would come as neither of our departments have hazmat.

Cooper Morris 21810 St. Road 19, directly next to property. Everyone presented good points tonight all factual but not a personal aspect. Father, fifth generation, I am the sixth, has decided to not take the risk although an assumingly safe facility, to raise his family next to it. Should the facility go through, he has decided to move away from Cicero. Cicero is great due to the people in the community, remove the people what is left. Vote no against this.

Dr. Charles Alcock 2540 Crooked Creek, Cicero. Moved to Cicero because it is a residential family community not an industrial site. Lithium by nature is awful substance known on this planet. Always concerns for safety. People behind concerned about not the all-mighty dollar or the environment.

Christine Bianchi 519 Shore Lane, Cicero. Been trained in weapons of mass destruction. Looking at the project, we have not only electricity, but we also have water, we have lithium batteries, we have gas lines. That is a site that should not be in our small-town community, ask the Board to vote no to zone change.



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Manny Arriaga 20898 Overdorf Road. Expressed concern that we hear of self-driving cars that crash, cell phones that aren't supposed to explode but do. Will we have a county inspector? This is local, how much electricity is actually gathered? Who will inspect? There is a lack of concern about water. Plan is to evacuate and let it burn, who, how far, what direction? Units are containers weigh 1600 lbs. Compact site if one catches how many will catch? Ask for no vote.

John Gilmore 9145 E. 221st ST, Cicero. Just went through this in Hamilton County recently for one on Overdorf Road. What is the difference? Different corporate name? Different location? It doesn't belong here, needs to be in industrial area where god forbid something happen it is not residential area.

Ben Wrightman 9910 W 900 S Pendleton IN. Background is 31 years in battery industry. Many deployed across the country. Important that the community to have an energy plan. Pro-battery but not that battery belongs everywhere. Do not feel the community is fully informed but not here to say there is a risk. Offered help for information and background information. Team has been in charge of investigating previous battery fires. Encourage to consider proper planning and information.

Karen Hughes 10230 Cardinal Court Noblesville. During community meeting for the Noblesville hearing, they were saying water was used to cool batteries inside the units, now saying no water is used. Water from hydrants could not be used to put out fires, a special product should be used but no other information has been provided on that. Took information from Noblesville meeting and modified it. It is not safe for the community, and no one wants it. Vote no.

Betty Jo Wills 24011 Twilight Hills Dr. Cicero. Truly long for day that can come and talk in favor of something but tonight is not it. This is not what we need. It is tiring and seems Jackson Township has become the dumping site for things that Carmel, Westfield, Noblesville do not want. Consider what is coming before you for the whole township. No one in the area has talked in favor of the project. Asking you to give an unfavorable recommendation to the Town Council. Ask the group if they come to another part of the township to also come out against.

President Strong asked if any others that wanted to speak. No one came forward. Mr. Zawadzki stated he has several letters to be read into.

Letters are summarized by the recorder for the minutes and become part of the file for the records.

Mr. Zawadzki read the following letters received prior to the meeting date. Summarized by the recorder.

Daniel Straka, Indiana Land and Liberty Coalition. In favor of supporting landowner's request to rezone. Request is about treating landowners fairly and allowing them a reasonable opportunity to use property through Cicero's local planning process. Concern about discussions being influenced by inaccurate or misleading information than what is actually being proposed.

Kim Irvin, OPPOSED. Request is not consistent with Comprehensive Plan, not compatible with the intent of the zoning ordinance and not appropriate for the district. Concern for safety, fire concerns listed with pipeline in area. Send non-favorable recommendation.

Shirley Allen, OPPOSED

Carol Stump, Vote NO to proposed factory.

Janie Lamb, NO Nickel Plate Battery storage.

Joel Rietveld, SUPPORT Nickel Plate Reliability Project because modern energy storage systems are a safe, low-impact investment that delivers clear value to community. Facilities are compact, quiet, generate little to no traffic, require no ongoing utilities and can be landscaped to blend into surroundings making a good neighbor. Safety is priority and this developer's approach aligns with national standards.



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Laurie Giesler, AGAINST any plant, battery or otherwise on Cicero farmland. Any risk of poisoning our farming soil and high-water table must be refused. Wetlands in the area.

Michael Ryan Summers, SUPPORT project. Experience helps to understand critical need for stable and secure energy supply. This is a commonsense investment in infrastructure and will make local grid more stable. Concerns expressed about the Moss Landing battery facility should not impact as they are not same technology as today's facilities. Developers' commitment to safety is highly reassuring. Urge to approve and keep state moving forward in a positive direction.

Jan Rodgers, I Vote NO.

Sue Platt, Please vote NO.

Judy Anaya-Wade, NO

Steven Elliott, NON-Favorable recommendation. Does not meet the standards for a rezone. Inconsistent with the Comprehensive Plan, not compatible with the intent of zoning ordinance, and not appropriate for the district. Indiana Code 36-7-4-504(a) quoted. Comp plan futures map surrounding areas is designated Mixed-Use, is not compatible with the definition use of Mixed-Use. Concern for lack of information. Record does not include site-specific hazard analysis, environmental impact analysis, emergency response capacity assessment, or in information on burden to local fire and emergency services. Plan/map shows 210 battery containers which comes to 10-14 million pounds of hazardous materials. No discussion of gas line that runs through the project.

Jan Rodgers- Vote no.

Nancy May-Please vote no.

Elizabeth Fouch-OPPOSED. Traffic and infrastructure strain, but also an eyesore and safety concern.

Katherine Lee Ward-OPPOSED. Concern for livestock in area, safety if a fire or chemical leak occurred. Concern for neighbors and lifestyle as well as property values. Most concerning is the pipeline that runs through the middle of the project. (signed by Katie Murray)

Peter Mewis-SUPPORT-Regional Policy Director with Clean Grid Association. Projects like this strengthen grid reliability, support affordable electricity, general local tax revenue and contribute to long-term economic growth. This project is designed to safely store energy and deliver it back to grid. Happy to help with information if needed and considering infrastructure investments.

Joshua Bain-Midwest Director with Center for Energy Education. While Center does not advocate for or against individual projects, mission is to provide objective education and resources to local leaders. BESS systems increasingly playing a pivotal role in helping communities manage energy demand. The Midcontinent Independent System Operator's forecast of near-term challenges and potential grid instability further underscore this need. Standalone battery storage facilities have been safely deployed across the country and are built to rigorous safety and engineering standards such as NFPA 855. We commend CJT leaders for engaging thoughtfully in conversations about battery storage.

Jeff Brown-OPPOSED-for all the same reasons Hamilton County rejected, request that Cicero/Jackson Township Planning Commission also reject. Hazards to the environment, also this type of project tend to attract large-scale AI Datacenters, which would be detrimental to rural way of life.

Sherrie Bly-OPPOSED-Does not fit the character of the surrounding rural/residential community. Ongoing safety concern, in the event of fire, toxic chemicals released into the air until it burns itself out. Example Moss Landing, California. Negative impact to property values, noise and light pollution, no benefit to Cicero area only parent company Blackstone Energy. Ask for



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you to vote against like similar proposal in Kokomo in November 2024, and Noblesville in July 2025. Allison B Milam and Sherrie L. Bly 10599 East 211th St Noblesville.

Kathy Van Alstine-OPPOSED-Concern for fire hazards as well as potential air contamination. Emphatically opposed.

Tom Munro 700 Iron Bridge Road, Cicero. Owner at 299 N. Peru Street. OPPOSED . Concerns: 1. Inconsistency with the 2025 Comprehensive Plan. Utility-scale industrial facility contradicts community's goals for maintaining its small-town character. 2. Unresolved Public Safety Risks. Unique risks like thermal runaway and toxic gas release. Should be denied until site-specific Hazard Mitigation Plan is vetted. 3. Supply Chain Concerns- e-STORAGE systems used by AYP A Power, concern for country of manufacture and impact on local safety and long-term reliability. 4. Limited Community Benefit-minimal local employment and burden to emergency response.

Lesley Cox 14645 E. 246th Street-OPPOSED-First need to address the name change from original proposal in Hamilton county and implications. Inaccuracies and inconsistencies impacts trust. Impact to farmland, soil and water contamination, habitat destruction, erosion of rural nature of county, does not align with surrounding land uses. Unclear economic benefit, inconsistent with zoning ordinances. Also has list of questions that need addressed.

President Strong stated we are getting into pretty long letters, and in fairness to the public probably need to summarize. *(Remaining letter from Lesley Cox is part of record)*

Brad Baker 831 S. Lanyard Dr. Cicero. OPPOSED. Fire danger and environmental and groundwater damage potential from fire. Close to residential and public spaces as well as the well fields. Project impact on future commercial or residential use. Better suited to more rural, unpopulated areas.

George Kakasuleff-OPPOSED. BESS facility is not type of commercial development needed along that corridor.

David and Amy Morris 21810 State Road 19. OPPOSED. Adjoining property owners. Concern for PD-C3 control if approved, transparency with name change and Hamilton County proposal, dangerous systems. Concern for Gateway to Cicero, hazardous gases, massive cooling fan noise 24 hours a day, highly combustible units, light pollution. Concern for vandalism for unattended facility citing previous rail cars at location. Concern for gunshots and impact to battery containers and risk of fire. Water impact to White River as result of fire water runoff. EPA requirements including specialized training for fire departments, evacuation routes and evacuation plans for community. Impact to Cicero's appeal as a Lakeside community, burn bans, fireworks. Concern for lack of financial gain for community. Operate at a loss for 8 years and abandon facilities leaving land useless.

Also included in file are materials by Lisa Bowers, and Kevin Dillon who spoke at the meeting.

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

President Strong reminded the public that the petitioner will have time to address any concerns or comments they would like to address, the board will also have time to ask questions.

Mr. Gahman asked if we may have a brief recess.

President Strong stated we will take a 10-minute recess and reconvene at 9:35 p.m.

Mr. Massonne made motion to take break and Mr. Johnson second. All present in favor.

President Strong reopened the meeting with petitioner answering questions.

Brandon Gahman 4860 Piles Road, Chapel Hills Tennessee. Opened by thanking everyone for the opportunity to address questions. Started by quoting ordinance definitions for intent for PD. Stating the project fits the criteria. Also read definition of



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Land Uses and criteria. Also quoted Commercial ordinance. Stated this project fits all the criteria and the letter of the law for the district's intent. Mr. Gahman continued stating that comments were made regarding the Comprehensive Plan and compliance. Page 60, public services and utilities for Jackson Township, was read. Page 61 continues with goals to invest responsibility for expansion needs. Project meets requirements within the Comprehensive Plan guidelines.

Mr. Gahman regarding White River Township, Hamilton County Board of Zoning and Appeals. This is the same company but different projects. Different board, different landowner, different jurisdiction and would be way to confusing to use the same name for different areas. Regarding the HC Board of Zoning, there were five points that must be unanimously agreed upon by the four members of the board. It was denied. Handing out the findings of fact from that determination. Top two are pertinent here. First one: no adverse effect to the health, welfare, safety of adjoining or adjacent properties. The second one: they agreed there would be no adverse effect to property values in the township. Point number four was the point of denial, definition of hardship. Mix reviews on point number five, Comprehensive Plan, which did not have any language on utilities like Cicero/Jackson Township does. Also want to address the comments on what happens after the useful life of the project. We call that decommissioning, we would decommission the project. Useful life is approx.30 years. We sign long-term lease agreements with utility companies. The utility companies then use and dispatch the power as they see fit. APYA Power does not buy low and sell high, it is all managed by the utility company themselves. The decommission plan must be conducted by a third-party company. There is a bond that is in place and reviewed periodically to ensure coverage over the long-term life of the facility. These are long-term agreements and investment. Asked for fire expert to address concerns.

Chief Brian Frink 2354 Broadway Farmingdale, New York. Understand the communities' concerns. Some information on the internet is good, some not so good. In training firefighters, we learn from previous fires. Previously used fire suppression, found to be ineffective. Most firefighters are trained if there is a fire, whether electric car or battery container, to allow to burn. Do not put water on it, minimizes contamination. Trained to protect exposure around burning container. Duration, everyone wants to know how they will burn. Depends upon how many batteries are impacted and equipment being used. The long-term events being talked about are large indoor facilities, where there are 1000 of stacks inside. Moss Landing is an example of that. One battery is likely four hours to eight hours, due to smoldering of plastic casing. Questions of lithium getting into soil, it is not metal lithium, it is lithium salt, lithium carbonate. Technology that is used is not the same as before. It is lithium iron phosphate, different chemistry. The majority of fires that have occurred were made of NFC batteries. Fire department training is required prior to commissioning site and required annual basis training. The training is not to open the container; it is to protect the area around and keep fire contained. Training is comprehensive, classroom as well as site training. Also questions on pipeline, that pipeline is four feet below ground. The way the site is set up, the containers are not near the pipeline area. No chance of any fire at this facility impacting the pipeline. Question was asked about propagation to other containers, previous events, codes changing all the time-due to safety testing. Chief Frink stated that not one fire at an outdoor facility has injured a firefighter or deaths. Would not recommend an indoor facility at this time. Question was around cooling the containers and if water being used to cool. It is not water, if using liquid coolant, is pumped around the container. Other point that was brought up is terrorism. If a bullet hit a cell, it could start a fire. But it is a low target. Mr. Hebner questioned a rocket launcher. Chief Frink questioned why? Other areas have much more impact, example was substation would have more impact on grid than battery storage. Mr. Thomas questioned weather effect concerns. Chief Frink stated they do studies, but tornado would take a lot to rip off their base. Mr. Thomas questioned propagation, if it hits one would it impact others. Chief Frink stated no fires on outdoor facilities have left the site. Firefighters would use small amount of water to cool the other units if there was a fire in one unit. Not attacking a fire. Mr. Thomas stated 4-9 hours for one, that is a lot of water and what is the chance of overheating other units. There is 100 containers. Chief Frink stated only if wind and pushing to other containers. Regulations changing with further separation of containers, in 2026 voted on and put into practice. Mr. Thomas when burning, what is releasing into the air. Chief Frink stated anytime there is a fire anywhere you are letting chemicals into the air. Would be the plastic fire coverings, similar to a house fire, vehicle fire. Hydrogen



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fluoride comes out of other fires, when enclosed space impacts people but open area dissipates rapidly and changes form. Mr. Massonne questioned the hydrogen fluoride and what happens. Chief Frink stated the previous fires in enclosed facilities didn't know how far it would go and thus you saw the large evacuations. The container exposure risk is minimal. They tell firefighters to stay 75-100 feet away, evacuations of 200 feet. Mr. Massonne stated on the site plans it has minimum of 500 feet to a battery, is that safety or dimensional purposes. Mr. Gahman answered dimensional purposes, no homes in the 500-foot area, guideline figure in the document. Mr. Massonne on the site plan, the northwest north corner, rough questions 160 feet across the railroad. If that land was to be developed for intended use, would it have any impact on that land? Mr. Gahman answered the 500 feet is for occupied dwellings not for property lines. Mr. Hebner stated then that would stop it from becoming occupied property. Mr. Gahman stated for future zoning interest would have to be discussions of that item. Mr. Massonne questioned that be on the comp plan as mixed use, if read as occupied dwelling the neighboring property is 160 feet. Mr. Gahman could revise that by Town Council, meant to be guideline, currently there are no homes within 630 foot. Mr. Hebner stated that means that property could not be future development.

Dr. Chris Olsen Environmental Health Specialist, consultant to APYA. Specifically on setback guidelines, typically it is 100 feet from property line. Doesn't mean land would not be usable. Mr. Hebner questioned comment on other states having guidelines (IN does not), what do other states have for setback. Dr. Olsen replied that typically other states have 100 feet from non-participating property lines, to 150 for rural areas. Other cities they are across the road. (Dr. Olsen had indicated New York City and Indianapolis in previous comments.) And non-participating dwelling of 300 feet of existing homes. These containers are made of non-hazardous materials. Comparison given to hot phones and not allowing them to be charged when hot. Testing process shared. Recent fires were all prior to 2023 standards. Comparisons to airline process and reasons for the rules. Air quality comments addressed, fires prior to 2023 standards, we do have gases that go in the air. As Chief Frink stated process is for firefighters to be 100 feet away. No need for evacuations. Not applying water to effected containers. Fires in NYC did apply water and did extensive soil testing after and water testing, no resulting impacts. Leach containers allow for testing of water. Containers and sound levels are at 50 decibels, compared to room at 40 if no one is speaking. Mr. Massonne asked President Strong if before we move on from fire related issues, can we hear from Chief Frazier. President Strong stated yes if he is willing but to clarify a couple of things. President Strong asked if the facilities in Indianapolis mentioned as next to daycare were 200-megawatt facilities. Dr. Olsen answered that in residential areas they may be 4 or 6 and then commercial/industrial areas that have 200-megawatt systems. The one referenced is 6 megawatts. Adding that knowing we aren't going to have but one on fire, the risk is the same.

President Strong asked if Chief Frazier had items to add. Chief Frazier stated he can answer questions or share comments.

Chris Frazier-Fire Chief for Cicero. History-26 years with Kokomo Fire Department, just retired there to join Cicero. This is not first experience with technology. In Kokomo when Battery plant built. We look at like what we would do to mitigate issues. Develop a comprehensive plan for the firefighters. Original plan in Kokomo was different technology, in an eighty-foot building, stacked on racks. Inside facility that was manufacturing, testing and storing. Perspective on batteries is anything inside is much more of a danger to us, a scooter, e-bike, Tesla all more of a danger to us. Scooter and e-bike have no safety monitoring. Other situations I have seen, the presentations were here it is and figure it out. Last four years a lot of training has taken place. How to mitigate, what is risk to people. Six years ago, the process was what we can put on it, that has changed with technology, now it is to let it burn, faster it dissipates. We do like to see a mechanism for isolating the fire. Outside units are different. We do need a nine-foot barrier. Training is necessary for what every type of unit. The group is reaching out and asking what do we need for this facility what do we want added or changed for safety. While don't have those answers, my experience is we have ability to mitigate if something happens. This is a multiagency event if something would happen. This might be in Jackson Township, but Cicero and Station 74 would be first to respond. Current hazmat comes from Noblesville. From response standpoint can we safely mitigate. Yes we can. Technology is safer than it was. Mr. Hebner



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questioned what if it is raining. Chief Frazier states it slows down the burn. Mr. Hebner when batteries are shipped? Questioned if considered hazardous material. Dr. Olsen stated Class9 when shipped is not considered hazardous but if on fire absolutely would be.

President Strong asked if any questions for Chief Frazier.

Mr. Gahman there was a mention of the Marathon Pipeline. They have been contacted and are aware of the project. They are aware of the setbacks. They are in place because of mutual agreement with Marathon, and the reason for the setbacks and the additional landscape buffer.

Rich Kirkland, Kirkland Appraisers, From North Carolina but certified in many states including Indiana for impact analysis. Impact analysis for 20 years, battery energy storage facilities for the last four years. Focus on sale/resale analysis is the process we use. No appraisal judgement involved. We have looked at 50 existing projects so far. Of the larger projects of which have been 20, anywhere from 100 to 680 megawatts. From these facilities and sales, homes that have been 400-500 feet away. On average there is no impact to property value. Added that this is without other mitigating items that would have already impacted values, such as the existing power lines and railroad.

Mrs. Gillespie stated she is currently in residential real estate, highly emotional industry when people are starting families, etc. Although they are safe, proven to be safe, doesn't take away the emotional path of how close this facility is. Coming from Nebraska, we are rural, but we really aren't rural, 30 minutes from downtown Indy. Also comparing existing homes to developers, we are prime area for development. When builders come to look at sites, this could have a big impact. Compared to 100 homestead and a neighborhood. Mr. Kirkland added comments to new neighborhoods being developed right next to plants, even built at the same time. Mr. Massonne questioned if done multiple analysis in many states. Mr. Kirkland gave examples of projects. Mr. Massonne stated you are not seeing any impact in any of these scenarios. Mr. Kirkland answered we are seeing impact of -5 to +6%. Average is zero. In appraisal world +/- 5 % is considered normal. Farm appraisers seeing same numbers. Mr. Thomas questioned some of these areas compared to Hamilton County Indiana. Mr. Kirkland stated yes. Mr. Thomas stated with the present growth in the County. Mr. Kirkland with projects in more urban areas and more rural. Mr. Thomas stated Mrs. Gillispie is a realtor and I deal with farmland, can not touch regular farmland for much less than \$20K an acre. Urban sprawl is moving fast this way. Hard to believe it isn't going to impact that value. Mr. Kirkland stated we look at the data of the actual sales; it is not an uninformed opinion.

Mrs. Gillispie stated another concern is that they have gotten an unfavorable from other locations. Gotten no's and now coming to us. If you get favorable recommendation, how many times have you put in a facility in same area. Mr. Gahman summarized question. Easy answer is no; we are talking about the load pocket in Jackson Township. The capacity of the tall lines in the area. There is only so much electricity that a line and a substation can handle before you have to rebuild everything. Referred to a load pocket, between substation and the lines. Area described as being between Noblesville and Morse to the west. Mr. Hebner why not put it at the generation station? Mr. Gahman stated that was the original intent, with the facility at Overdorf Road. It was denied due to technicality and fourth criteria of hardship of Land Use. Thought that was a very good place for it and also think this is a good place for it due to the energy infrastructure in the form of the lines. This is a light industrial zone whereas the other was agricultural, this is an acceptable form of use of light industrial. Mr. Hebner questioned why not place on the property of the station. Mr. Gahman stated that property is owned by the utility and the utility does not give up land to private companies. They could build a self-built facility. But have found across the country, when a regulated utility attempts to build a facility it is a lot more expensive than a private company. Cheaper for rate payers to utilize private companies.

President Strong while have a long list and don't want to keep everyone here all night, there were a couple questions on oversight of the project through construction. Suggest in the PUD document or agreement with the town, you work with an



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engineer with the town to have oversight of the project. There will be quite a bit of overseeing and suggest to figure out a way to reimburse town for services. Mr. Gahman stated it is the Town Council and the Plan Commission opportunity to write into the draft ordinance. Happy to work with the Town on this matter. President Strong stated it is a concern who would have oversight and do inspections.

President Strong asked regarding if you foresee any environmental or resource issues and if you do are there mitigation plans. Mr. Gahman stated have gone through battery of tests and as of yet found no issues. And will continue due diligence for the site and plan as such. President Strong a question regarding the decibels, appreciate explaining what it looks like, but what is the process for monitoring. Understand may exceed during a construction time, but what hours would be impacted. Mr. Gahman the first 50 decibels questions, we have ability to test and remain compliant. Regarding construction, will work with town to determine appropriate hours. President Strong questioned fire response times, understand it is not the intent to put water on a fire but to cool the surrounding systems. On the plans you have a 30,000-gallon tank, why is that there? Mr. Gahman answered out of an abundance of caution and part of legacy federal requirement. None of the facility require water, no wells, no hookups, so this tank is a standalone tank that can be modified to local fire department requirements. Make it available to the local fire department as well.

Mr. Massonne questioned the dark sky lighting in the PUD, are you committed to using. Mr. Gahman answered yes.

President Strong verified that when getting all documentation for final site plan approvals, you will provide all copies from letters and approvals to us. Mr. Gahman stated yes and will include state regulation copies from Homeland Security. Mr. Massonne questioned tree height, there will be some shrubs but tree. Mr. Gahman stated what we are talking about is at installation growth, 10-foot at installation, not planning to plant and grow saplings. Start with fully shielded facility.

President Strong stated some things left out of PUD document; you talked about a spill prevention and response plan should remain on-site. Please explain. Mr. Gahman stated they are collaborating plans with local agencies. President Strong questioned why Jackson Township Fire was not engaged in discussions as you engaged other agencies. Mr. Gahman stated previously had invited everyone at meeting regarding the Overdorf Road site. There were several agencies there, invited by EMA as they had the address. This specific project we have focused on is the Town of Cicero and Cicero Fire because they are the closest to the site and tied to this Plan Commission Board and Town. When we look at a site, the three closest fire stations, first Cicero, second Noblesville and third Jackson Township Fire Station. President Strong stated while appreciate you reaching out to Cicero, we are a Jackson Township Board and make sure you are communicating to Jackson Township as well. Mr. Gahman stated the collaboration will continue as we move forward, mutual aid partners as well. Would love to get together will all in the area and have this be a gold standard facility that we can project across the state as we collaborate for an emergency response plan.

President Strong questioned substantial alteration in the plan, it states up to 25%, what does this mean. Mr. Gahman asked for the section to be read. "Modification that would increase the projects maximum nameplate capacity by more than 25% would expand the outer limits of the disturbance beyond those contemplated in the preliminary development plan in Exhibit B and reduce setbacks below the minimum established in Section 5 or increase height beyond Section 5 shall require Plan Commission review." President Strong stated he wanted to understand why that 25% language was needed in the document. Mr. Gahman stated we don't necessarily as it comes to nameplate capacity, we are at maximum capacity. When we file we have to specify where and how much electricity we want to put on the grid. We are at our maximum capacity at 200 megawatts.

Rachel Conner (one of the attorneys for the project). This is relatively standard template language started to the Planning staff and don't necessarily need in the document as we are at capacity. If the Town Board or Council is interested in modifying that can be done. Not uncommon language if not at capacity. President Strong expressed concern because the plan is



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showing a lot of green space and tall trees etc. Concern would be by allowing you could start removing the buffering areas and alter the site plans. Would be concerned, one of your big selling points is that you are shielding the facility and I would be concerned for the future if that stays in. Ms. Conner stated if the Town or Township wanted to modify I don't see an issue.

Mr. Massonne stated at the county meeting learned a lot if an emergency would happen. Water would get to the retention pond and concern for gate valve, what is capacity of the pond. Mr. Gahman stated already established with the Hamilton County Surveyor that would be sufficient. Do not know the number. President Strong stated 811,000 gallons on the site plan. Mr. Gahman stated based on 100-year flood plain. Mr. Massonne questioned what the purpose of the gate valve was. Mr. Gahman stated it was created for the purpose to hold the water there. As heard previously in the case of an event, the water is held there to be tested and if found not to be contaminated it would be released. Pond is lined and gated to be able to contain. Mr. Everett questioned if contaminated you would then not release, dispose of it some other way. Mr. Gahman stated off-site.

Mr. Massonne stated he is interested in financial aspect but that is more of Town Council so will attend that meeting, also interested in how would lower our utility costs. Have interested in the grid operator and what DOE is doing. Mr. Gahman stated can speak to that now. Mr. Massonne stated no, do not think that is something the town is interested in hearing tonight. Mr. Massonne questioned about the regulated drain. Mr. Gahman stated in place and the drainage and stormwater runoff plan has been prepared by a third-party engineer and under the guidance of the Hamilton County surveyors' office. All aspects of drainage of any development in this area must receive approval from HC Drainage Board.

President Strong stated the document includes maintaining vegetation, so facility management of the project, items replaced if needed. Mr. Gahman stated those are two different jobs, our operations and maintenance staff are focused on electricity. Landscaping we would work with someone locally to manage the vegetation. President Strong reminded that some of the questions are about the PU document which is our role to get the best to the Town Council. President Strong asked for clarification on the process, this is part of initial phase, and you have other agencies that you will have to seek approval as well, is that correct? Mr. Gahman stated yes, the PC and Town Council are the officials for zoning purposes but not the authorities on the intimacies of electricity storage and grid operations. There are several regulatory agencies we have to go through. There are two different permits from the Department of Homeland Security, this is just an example.

Mr. Thomas questioned on drainage that they have gotten approval for this schematic from HC Drainage. Mr. Gahman stated have gotten input and guidance from surveyor's office but doesn't replace formal approval from Drainage Board. Mr. Gahman stated this is the preliminary site plan.

President Strong asked if any discussion from the Board. Is the Board ready to make a recommendation? There has been a lot of information presented. Mr. Everett stated he thought everyone's questions were answered and could move forward. Mr. Thomas asked for a clarification, they are looking for a PUD-C3 under utilities substation. Under Special Exceptions. President Strong stated not a Special Exception; they are looking for a Planned Development to allow them to do this as the use for that plan under the C3 zoning district. Mr. Culp added making a comparison, this is a Use Exception. Mr. Culp continued by explaining the purpose of the PD ordinance is when looking at a larger plot, a lot of moving parts that recognize that all zoning ordinances that may not work. There is a list of Land Uses that are permitted, but the list does not spell out all items. It is designed for examples and then up to us to determine if approved. Comparison to a large development with different setbacks, elevations.

President Strong summarized that hearing everyone ready to move forward. We have heard all the information conducted public hearing and our role is to consider all that has been presented, all the comments and emails, our zoning ordinances, documents presented, and our Comprehensive Plan is considered. This would be a recommendation to the Town Council as



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the Plan Commission can only send a recommendation. Whether that recommendation is a Favorable Recommendation, Unfavorable Recommendation, or No recommendation to Town Council for them to consider on this docket.

President Strong added that we are not the final decision, which would be up to the Town Council at an upcoming meeting.

Mr. Massonne made motion to send an UNFAVORABLE Recommendation to the Town Council. Second by Mr. Thomas.

Mr. Massonne-agree, Mr. Schrupf-agree, Mr. Johnson-nay, Mr. Everett-nay, Mr. Diller-nay, Mr. Thomas-agree, Mr. Hebner-agree, Mr. Strong-agree, Mrs. Gillispie-agree. 6-3 vote for Unfavorable Recommendation.

Discussion on next Town Council meeting. Mr. Gahman asked for January 20, 2026, meeting. Mr. Culp stated tonight was the Public Hearing, there will not be a Public hearing at the next council meeting. All five members of the Town Council are present, two up here, three in the audience and all heard everything present and said. Question raised on the voting. Mr. Culp answered a 6-3 vote to send an Unfavorable Recommendation to the Town Council. Six voted to send an unfavorable recommendation and three to not send unfavorable, Dennis Johnson, Jacob Everett, and Mark Diller. Everyone concurred.

President Strong stated that concludes this portion, we have other business to conduct, welcome to talk but please go outside. Five-minute break in discussion for the room to clear out.

President Strong asked for Plan Director Report.

Plan Director's Report: Mr. Zawadzki summarized the report that is enclosed in the packets. Permit revenue for December 2025 was \$3603 and YTD of \$67574. December 2024 revenue was \$5110 and YTD \$63971. Difference for month -1507 dollars and plus for year of \$3603. Issued 12 building permits, 10 in Cicero with zero new homes and 2 in Township with both being new homes. Estimate cost of projects associated with permits is \$1,803,953. There is a BZA meeting on January 22 at Town Hall.

President's Report: President Strong thanked the Board for being engaged and being focused to get a recommendation to the Town Council. Understand difficult decisions and appreciate everyone working to get to a recommendation and your vote of confidence in voting me for president again. Thank you.

Legal Counsel's Report: Mr. Culp stated he had two points. First wish he had thought of it before everyone left. The Town Council meeting will be here instead of Town Hall. President Strong stated we had not planned on it being at Red Bridge. Discussion on options. Mr. Culp stated he would be concerned for the crowd. The other subject, and we can discuss further, is back when Covid started we started reading letters into the record. That was in part due to making sure people felt comfortable coming to meetings. We have talked about eliminating that, and tonight we had several letters from people that got up and spoke. The other concern is that we limit people to two minutes, but someone could submit a 15-minute letter. The intent is we will continue to make copies of the letters and given to all the board members, but I will propose we reverse that at next meeting. There were a couple that were 8-10 minutes in length and at least two were people that spoke. President Strong stated we had previously discussed this when we had 70 letters, making sure the Board had them to read ahead. And we never took official action looking back at the minutes. So, in your proposal that would be under discussion and we would want to take official action. Mr. Culp stated yes, but we didn't want to do that with something like this on the agenda. Whether read or not, they do become part of the record, along with minutes and recording. President Strong asked that it be added to agenda. Mr. Thomas asked for a deadline so they could read in advance. Discussion on process. Noon on Monday (48 hours) was suggested.

Board Member Comments: Welcome to Jacob. Brief discussion on motions being made in the positive.

Next Planned Plan Commission Meeting:

February 11th, 2026



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

11. Adjournment: Mr. Schrupf made a motion to adjourn. Mr. Massonne second. All present in favor.

President: _____

Secretary: _____

Date: _____

Location for next meeting:

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

CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION

CICERO /JACKSON TOWNSHIP (PLAN COMMISSION)

PETITIONER'S FINDINGS

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

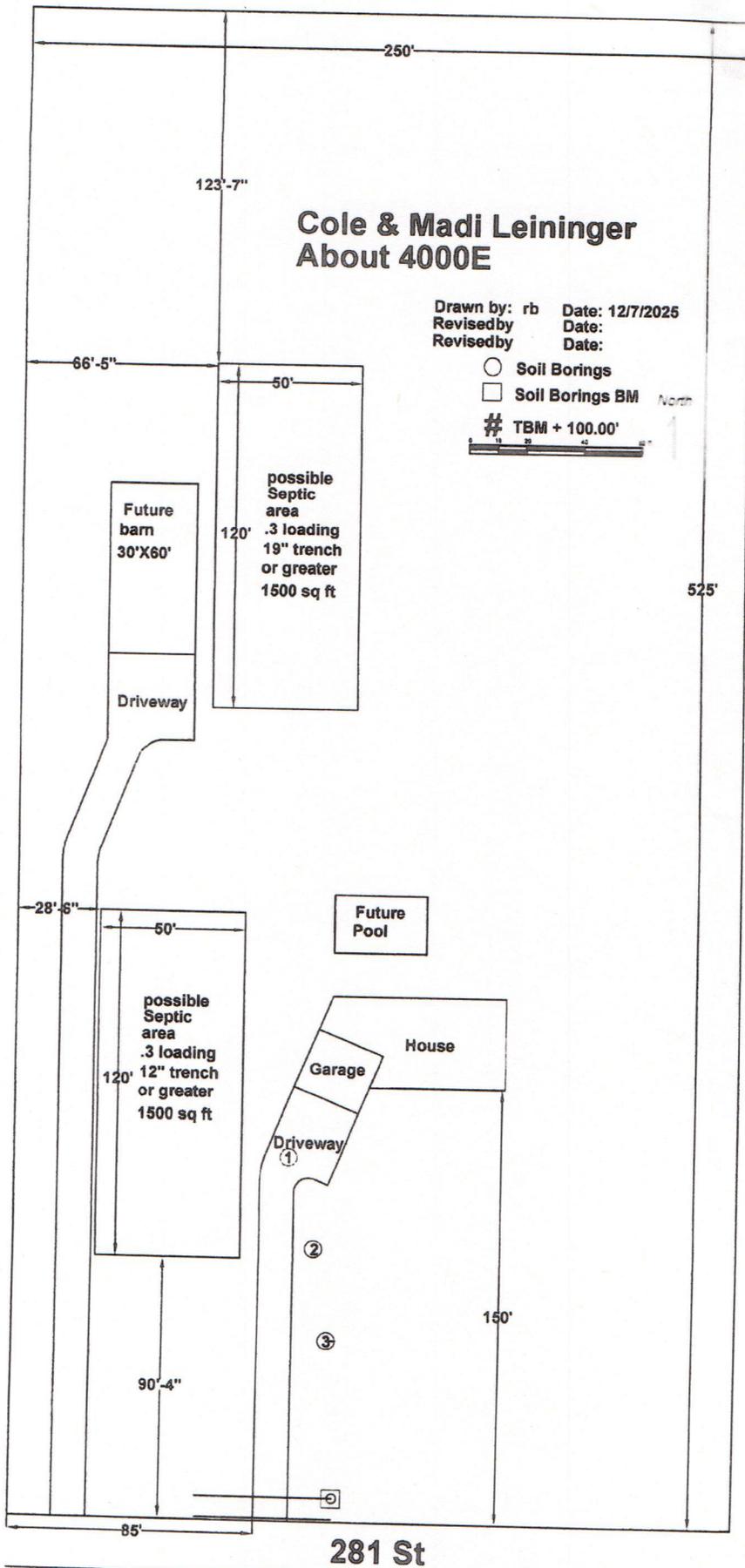
To whom it concerns,

I am requesting approval to convey approximately three (3) acres of my property to my son and daughter-in-law for the sole purpose of establishing a single-family residence. The proposed acreage will not interfere with surrounding properties and will comply with all of Hamilton County's planning and development requirements. This property will remain consistent with the character of the area and no commercial or further subdivision is planned.

Cole & Madi Leininger About 4000E

Drawn by: rb Date: 12/7/2025
Revised by: Date:
Revised by: Date:

- Soil Borings
 - Soil Borings BM
 - # TBM + 100.00'
- North
-





CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

January 2026

Permit Revenue: January 2026 = \$9,821.86 YTD: \$9,821.86

January 2025 = \$2,997 YTD: \$2,997

Difference: Month = +\$6,824.86 YTD: +\$6,824.86

We have issued a total of 12 building permits for January 2026.

9 have been inside the corporate limits (of which 0 are for new homes).

We have issued 3 in Jackson Township (of which, 0 are for a new home).

Estimated Cost of projects permitted \$58,725.

We have started using the new system, there are 2 additional PDF's with this report that were generated by the new system. They are comprehensive and save a lot of time with no errors. There are still several bugs that we're working out as they are discovered, these reports revealed a few more.

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

At your service!

Frank Zawadzki