CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes
May 13th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members
Present:
- Dan Strong
- Wendy Gillespie
- Harrison Massonne
- Dennis Schrumpf
- Dennis Johnson
- Marc Diller
- Mark Thomas
- Ford Hebner
- Aaron Culp - Legal Counsel
- Frank Zawadzki - Plan Director
- Terri Strong - Recorder

Absent:
Jacob Everett

1. **Declaration of Quorum**: President Strong declared a quorum with 8/9 members present.

President Strong clarified from Mr. Culp an amendment to the agenda. Mr. Culp asked for items to be added to the agenda under new business. Mr. Culp explained there are two items, one is the amendment to the Rules of Procedure as previously discussed amendment regarding letters during a public hearing. The second is a resolution to Redevelopment Corporation which will discuss in detail.

Mr. Johnson made motion to amend agenda for the above items. Mr. Schrumpf second. All present in favor.

2. **Public Comment:** President Strong stated this is time for anything not on the agenda. No public comment.

3. **Old Business:**

Docket: PC-1225-16-NC
Petitioner: Antica Italia/Wendee Gilbert, Troy Reed – Scott Schuler
Property address: 770 S Peru Street, Cicero, IN 46034
An Aesthetic Review application was submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 770 S Peru Street, Cicero, IN 46034.

Troy Reed 10166 Holly berry Circle, Fishers. Wendee Gilbert has the same address. Ms. Gilbert stated design elements, starting with signage, example shown of sign that is very close to what we are looking at. This is wood compared to the copper, 3 ft wide and 6 ft tall, need to determine location. Have talked to Frank but need to determine location. Would show the logo that is on the first page handed out. Signage on windows 36" which was covered at last meeting. Questions or ready to move to fencing Ms. Gilbert asked. President Strong stated questions, clarify the final signage for windows 36 inches. Ms. Gilbert stated two windows on the side of the doors, 36 inches for each side. President Strong clarified that you are looking at a monument sign, one rendering you are showing is a pole sign and not allowed. Ms. Gilbert stated she understood, location struggle is that we need to be 10 feet from the right a way which puts us on the sidewalk. Mr. Reed stated sidewalk on the front of the building and could not see it if cars are parked in front. Mr. Reed stated the amount from the street to the other edge of sidewalk is 15 feet. President Strong stated we are looking at aesthetics and a what would be a conforming place that it could be placed. If you decide you need to encroach into the right-away or the setback that would require approval through the BZA, this Board cannot allow you to do that. Once you work with Mr. Zawadzki on it and believe conversation during the last meeting. Mr. Zawadzki stated we have had, and had a location hammered out, but once we got with the contractor there was not quite the space. Mr. Zawadzki continued with thought it was in the packet from before, they decided the location was not going to work for them, so probably need to discuss going before the BZA. President Strong stated he wanted them to be aware and we will review the aesthetics and if you want to place in area we can approve we will certainly look at it. Otherwise, you will need a variance from the BZA. Mr. Culp stated we will preapprove the sign contingent upon approval. President Strong thanked Mr. Culp for adding. Mr. Reed stated purpose of this was to show the material make up of the sign. Ms. Gilbert stated moving on to the fence, which will be pine or cedar. It will surround the outdoor coolers. Will have 3-5 planter boxes with the appropriate foliage. Will be cedar to match the current setting. Fence has to be 8 feet tall. Mr. Zawadzki stated that is the maximum height. Mr. Culp stated we don't mandate; we set a maximum height. Mr. Reed stated it would probably be six feet then. Mr. Zawadzki stated if the plan commission would deem that effective screening that would be ok. Ms. Gilbert stated the planters and fence from the future would be the same material as the outdoor seating for the deck. We are likely looking at the first part of next year. Mr. Reed stated we thought originally this year but with delays it's likely to be next year. Ms. Gilbert showed sample pictures of seating, 16-24 and location is in the packet. That we can revisit next year, umbrellas, appropriate lighting, planter boxes that match all would be coordinated. Striping of the parking lot will be at the expense of the owner once we have cleaned up.

President Strong stated if captured everything, we are looking at signage, fencing, and planter boxes. And with the outdoor seating you just gave an overview and will return when all is figured out. Ms. Gilbert stated yes.

President Strong asked if questions from the Board members. Mr. Hebner questioned the yellow line, on the overhead, being the setback. President Strong stated technically that is the property line and is the GIS version, so can be off a bit as much as two feet. Mr. Hebner questioned where they are looking at the monument sign potentially being located. Mr. Reed used the monitor to indicate the location of 15 feet which is right by their sidewalk. Indicating 18-20 feet from the road, repeating that the difficulty is visibility from the road if cars are parked as well as very close to the building. Mr. Hebner questioned fence height- blocking coolers how high the coolers are. Mr. Reed stated the coolers are 8 foot, with the fence being a few feet from the cooler the line of sight at 6 feet fence is covering the top of the coolers. Not a complete coverup as there are slats. Not an eyesore once the fence is up. Mr. Reed stated with the contractor we will put posts and may end up with 8 feet. President Strong reminded that since this is Aesthetic Review, if the Board wants an eight-foot fence they can require eight feet, or allow up to 8, or work with Mr. Zawadzki with options. Mr. Culp added or can require it to completely conceal the coolers. President Strong back to the monument sign, using the monitor, the pictures shown are not what it will look like, it will be a monument sign. Mr. Reed stated yes. President Strong clarified that the intent is for it to be made of cedar. Ms. Gilbert stated black metal and cedar. Mr. Thomas questioned three feet wide and six feet tall. Mr. Hebner stated the ordinance is opposite. Ms. Gilbert stated ours is vertical. Mr. Massonne expressed concern for visibility. Adding that cedar would hold up better for the fencing overtime. Questioned the deck and if would have screening or that is for aesthetic review down the road. President Strong answered aesthetic review down the road, and I know there were concerns previously. Mr. Massonne stated the cooler fence; opinion would be six-foot fence can look over it. Questioned the fence on 19. No one could answer. Mr. Massonne clarified that he felt it should be screened whatever that number is. President Strong clarified that up to 8 feet was what Mr. Massonne was saying. Also questioned Mr. Thomas, last time had concerns for planter placement. Mr. Thomas stated on the deck area. Also didn't understand how far the fencing went but understand it isn't going to the front.

President Strong stated he captured, the sign will be a monument sign, we are approving the window signs as presented of 36". Mr. Zawadzki stated they had several variances. President Strong stated we are approving the monument and window signs, also captured the fencing would be height matching the cooler of 8 ft and would be cedar, sign the same material as the fence, the planter boxes will match everything else. Mr. Massonne added you are really nice people, but it would be nice if you could build your business and not come back for approvals. So, if you come back for deck/aesthetic review or anything tower is going in, the growth is there and as some of the buildings go in the materials prohibit the signal. Mr. Horiner explained the reason for more towers in the county and the impact the buildings are having on the current signal. President Strong stated he felt the conditions were being met for the Aesthetic Review and questioned the other Board members.

Mr. Schrumpf made a motion to approve PC-0526-07-AG for the radio tower for Hamilton County Emergency Systems as presented. Mr. Johnson seconded.
Mr. Schrumpf-approve, Mr. Johnson-approve, Mr. Diller-approve, Mr. Thomas-recluse, Mr. Hebner-approve, Mrs. Gillespie-approve, Mr. Massonne-approve, Mr. Strong-approve. 7-0-1.

President Strong thanked the petitioner for the plan and asked that they continued to work with Mr. Zawadzki on any details.

Mr. Thomas rejoined the table.
President Strong stated moving on to Rules of Procedures, Mr. Culp to lead discussion.

Mr. Culp -Rules of Procedures and Redevelopment Commission. Mr. Culp reminded everyone that at last meeting discussion took place regarding letters during COVID. We had started reading them out loud during the meeting due to restrictions during the COVID time and never went back. We decided to eliminate public reading, primarily due to number of letters. To accommodate, resolution has been put together with the changes. 1. In the Notice it will say interested parties may offer an oral opinion at the hearing or written comments by 10 am the Monday immediately preceding the hearing meeting. 2. Adding a section describing the written comments. If they submit the written comments 10 days before so we have them before we send out the packets, the written comments will go out at the same time. If they miss that there will be a second batch that you will be sent directly as well as posted for the public. Other than that, it the rest is the same. President Strong questioned the second page that is labeled, letters and emails. This is an example of what we will put on the Listserv and website. For clarification it does say the Board of Zoning Appeals and Plan Commission and the BZA has not approve their portion as of yet. So, if they want a different version, that would be taken off. All questions we had are also addressed, example holidays. Also addressed is that all the emails would go to a separate email to Mr. Zawadzki. Mr. Culp added the BZA has expressed that this is what they want as well, it will be presented next week. Mr. Schrumpf stated he like what was presented and asked for clarification if an email was received the day of the meeting that would be ignored. Mr. Zawadzki stated that is his understanding. Mr. Schrumpf stated he just wanted a point of clarification, not that he had a problem with it. President Strong stated part of the Board having time to review prior to a meeting and being transparent to the public with what the Board is reviewing. Doesn't mean they can't come to a meeting and be heard that night.
President Strong stated if there are no more questions, look for a motion to approve and adopt amendments and allow Mr. Strong to sign.

Mr. Schrumpf made motion to approve the resolution and adopt the amendments to Rules of Procedure. Mr. Massonne second.
Mr. Hebner-approve, Mr. Thomas-approve, Mr. Diller-approve, Mr. Johnson-approve, Mr. Massonne-approve, Mrs. Gillespie-approve, Mr. Strong-approve. Motion carries 8-0.

Mr. Culp addressed the Redevelopment Commission action. Handed out two resolutions, one titled Resolution of Cicero/Jackson Township Plan Commission is one that would be reviewed for approval. The other is part of the approval is the resolution of the Cicero Redevelopment Commission which was approved at their meeting earlier tonight. Page three is a map; Cicero is looking to acquire well sites for future water production. Potential water treatment plant, this is not for the immediate future but in 15-20 years in case of need. So, they don't go through what has been going on in the past few years searching for water, they want to have this on deck if needed. Land is located off 216th south of the town's current boundaries but would be annexed. Town is not looking at the entire parcel; Town is looking at the four well sites and a parcel where a tower and potentially a plant. And green area is an area for easements. This land is currently zoned partly commercial and else, come back once and get business open. Example put dimension on deck example. Asking Frank to help them so they only have to come back once. President Strong stated the more detail you can give us, colors, materials etc. it helps the approval process and what we are approving. Discussion ensued. Ms. Gilbert understand and don't want to waste the boards time. Mr. Massonne and President Strong both clarified that it is never a waste of the boards time and we are here every month anyway. Question raised on opening date; answer was late June.

Mr. Massonne made a motion to approve PC-1225-16-NC with the following conditions and notes: will be a monument sign matching rest of wood noted as with cedar, window signs that will be within the ordinance amount, fencing and screening of units to match the unit heights. Mrs. Gillespie second.
Mrs. Gillespie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Thomas-approve, Mr. Diller-approve, Mr. Johnson-approve, Mr. Hebner-approve, Mr. Strong-approve.
President Strong stated approve and continue to work with Mr. Zawadzki on any questions, look forward to the opening of your business.

4. New Business:
Docket: PC-0526-07-AG
Petitioner: Ryan Horiner/Hamilton County Emergency Operations – Beck Family LP
Property address: 0 US Highway 31 N, Atlanta, IN 46031
An Aesthetic Review application was submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 0 US Highway 31 N, Atlanta, IN 46031.

Mr. Thomas reclused himself from this docket and left the Board member's table.

Ryan Horiner project manager for Hamilton County Emergency Operations. Presenting the Aesthetic Overlay Review for radio tower that is located on 281st street between US 31 and Anthony Road. Have been to the BZA and here for Aesthetic Review. The time lapse is there due to making sure application was completed thoroughly. This is a 250-foot radio tower, there is a drain that runs east/west and also to the south. Information presented showing where located. Small shelter house and generator set up in the photos. Highlighting items that the Board would be most concerned about, the perimeter fence around tower, we are concerned with people climbing. Requirement in this area is for a vinyl material, which is different than other areas, this is a five-foot vinyl with metal skeleton on the inside. Proposal shows the landscaping, swing gate on the south side to access the compound. Generator only runs when power is lost unless being tested. On left side shows the overall height, 254 actually with the radio tower. Signage is required and similar package is shown in materials. Landscaping plans are included. Any work that needs to be done will not compromise the drainage on the property.
Mr. Johnson questioned if the hazard sign implies the frequency along the fence is higher than FCC allows, or outside that. Mr. Horiner stated there is always certain element of exposure with any type of radio, this is a regulatory sign of exposure. Mr. Culp clarified that it was inside the fence area. Mr. Horiner stated that is correct, not outside the fence area. Mr. Massonne questioned that type of fencing is normal. Mr. Horiner responded chain-link, one site that has chain with plastic slats, one that is three sides chain-link and one side cedar board. Another that is cedar board, this is the first one that is vinyl. President Strong questioned the safety aspect; ordinance would allow a second (wire) fence inside the vinyl if there were concerns. Mr. Horiner stated there is no wind block out there, having the structure inside, we think will be ok. President Strong stated have 35 plantings so that looks good. Mr. Horiner stated we will try to keep them alive out in the middle of nowhere.
President Strong questioned Mr. Culp for the future, in a case like this, would the Board have opportunity to delay shrubbery if a subdivision was being built in the area. Mr. Culp stated yes to the extent we are only dealing from an Aesthetic Review aspect, plantings required by standards it would go before the BZA. Mr. Culp stated as we are going through the ordinances we could address.
Mr. Horiner stated we have looked at materials that are able to survive in the conditions. Mrs. Gillespie added we need to be careful how we word, example used from Westfield, using a timeframe in the ordinances. Mr. Horiner stated the reason the

part residential at the present time. Town is not making a change beyond the TIF requirements. Under the laws around TIF districts in order to spend TIF funds for something like this it has to be added to the acquisition list for TIF. In order to do that, Redevelopment Commission has to approve resolution with interest to acquire, then PC has to sign off, then goes to TC has to approve then Redevelopment Commission advertises intent. Intent to add to the list. This is approximately 9.2 acres; parcel is 60 acres. Showing the parcel-there are many utilities running through drain, power lines. Town has done test wells on this area. This is a long-term site.
President Strong stated there is no resolution number. Mr. Culp stated it is R-05-13-2026-02-PC.

Mr. Johnson made motion to approve resolution number R-05-13-2026-02-PC and allow President Strong to sign. Mr. Diller second.
Mr. Johnson-approve, Mr. Schrumpf-approve, Mr. Massonne-approve, Mr. Diller-approve, Mrs. Gillespie-approve, Mr. Thomas-approve, Mr. Hebner-approve, Mr. Strong-approve.

5. **Plan Director's Report:** Mr. Zawadzki summarized the report in the packet as follows: April 2026 permit revenue of $7521 bringing YTD to $42011. This compares to 2025 for April of $5214 and YTD 2025 of $14652. That is an increase for the month of $2307 and YTD increase of $27359. Issued 44 building permits, 30 in town limits, no new homes and additional 14 in township with one new home. Also issued 6 Right-away permits. Estimated cost of projects $956869. There is a BZA meeting this month. Other news placed halt on utility permits to allow everyone to catch up. Requested Frontier change to flush mount boxes on their work which was approved. Also attended informative meeting on housing needs. Mr. Massonne stated neighborhood is getting a lot of pushback on boxes, they are putting them in every house it seems. President Strong stated Mr. Zawadzki, Mr. Cooper and everyone has received a lot of calls and been out to see areas. Everyone has been involved in answering questions and sure we will go back and change what we can based on what we learned.

6. **President's Report:** President Strong stated we have had a lot of conversations around ordinances and changes. After discussions with Mr. Culp and internally, suggest moving to first of year. Based on getting a consulting firm online and potential changes with House Bill 1001. Additional requirements are coming potentially. From a budget standpoint would be easier to start next year. If the Board would be in agreement we would start process to interview a consulting firms in September with intent to have on board at first of year. As Mr. Thomas was kind enough to get copies to continue to mark up, delete, etc. Continue to work on and get a list together to not miss anything we have discussed. President Strong handed out list (dates will not match) see if there are any other items that may need done in the request for proposal. President Strong asked everyone to review, submit names of firms and discuss at next meeting. Consensus was to delay and start process in September to high a consulting firm. Thank you to everyone for being here and being engaged.

7. **Legal Counsel's Report:** Nothing further from Mr. Culp.

8. **Board Member Comments:** Mr. Hebner questioned Minutes approval, skipped earlier.

9. **Minutes Approval:**

   Mr. Hebner made motion to approve Minutes from February 11, 2026. Mr. Johnson seconded the motion. All present in favor.

10. **Next Planned Plan Commission Meeting:**
    June 10th, 2026

11. **Adjournment:**

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Mr. Schrumpf made motion to adjourn. Mr. Massonne second. All present in favor.

President: Dan Strong

Secretary: M. K. Schrumpf

Date: 6/10/2026

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Terms:

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