CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes
August 12th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members
Present:

- Dan Strong
- Wendy Gillespie
- Harrison Masson
- 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 9 members present.

Approval of Minutes:
Mr. Johnson made motion to approve the minutes as submitted for the June 10th, 2026, meeting. Mr. Thomas second. All present in favor.

Public Comment: No public comment.

Old Business:
Docket No: PC-0626-05-AG
Petitioner: Ryan Thompson
Property Address: 27529 N Salem Road, Atlanta, IN 46031
A Minor Subdivision with two (2) waivers application has been submitted concerning Article Four of the Cicero/Jackson Township Subdivision Control Ordinance in order to: Subdivide a 9.25 Acre parcel into three (3) parcels of 5.55 acres, 2.00 acres and 1.71 acres plus .29 acres totaling 2.00 acres.
Waiver one (1): request exemption from Article 4.2 of the Cicero/Jackson Township Subdivision Ordinance to allow a third drive cut whereas Article Four states that there shall be two (2) road cuts for three lot

subdivisions with two (2) adjacent lots sharing a common driveway.
Waiver two (2): request exemption from Article 4.2 of the Cicero/Jackson Township Subdivision Ordinance to allow two (2) drive cuts to be approximately three hundred (300) feet apart whereas Article Four states that all road cuts must be located at a minimum of four hundred fifty (450) feet apart.

President Strong stated this will need to be untabled for review.
Mr. Thomas reclused himself for this docket and left the table for the review.

Mr. Schrumpf made the motion to untable PC-0626-05-AG. Mr. Massonne second. All present in favor.

Ryan Thompson here to propose my grandfather Tim Wallace, is going to separate a small portion of his property along a section of my dad's property which will be separated to create parcel "C". Then also to transfer a section to Tim Wallace that will become parcel "B". Mr. Thompson will own parcel C and put a drive and home on it. President Strong clarified using the monitor which parcel was which. Mr. Johnson stated the driveway from the existing house to the one proposing will be 300 ft. Mr. Thompson stated we will try to get it to the 300. President Strong stated this is why asking for the waiver from the 450 required to approve 300. President Strong verified that the project went through TAC. Mr. Zawadzki stated yes. President Strong asked if it had changed-there was a 1.39 now as 1.61. Mr. Zawadzki stated he thought it was a small right-away claim. Yes it has changed. Mr. Everett asked if the driveway could be moved to achieve the distance. Mr. Thompson answered there is another residence to the south that is trying to balance. President Strong stated the Reed property. Mr. Zawadzki used the monitor to indicate if approved, the one line would disappear, the 2 acre square less the right-a-way claim, another 2 acre square less the right-a-way claim, and "this" would be gone. Monitor used to indicate. Mr. Johnson questioned how close the drive to the south would be. Mr. Thompson stated he didn't have that but was trying to split the difference. Mr. Johnson questioned if possible to split the existing drive. Mr. Thompson indicated to share/split the drive would cause a majority portion to be cut through Dad's property to be used.

Mr. Johnson made motion to open public hearing on this petition. Mr. Massonne second. All present in favor.
No public comments.
Mr. Johnson made motion to close public hearing. Mr. Schrumpf second. All present in favor.

President Strong asked if any further questions from Board members. No comments. President Strong questioned Mr. Zawadzki if there were any issues out of the TAC meeting. Mr. Zawadzki stated he thought everything had been worked through.
Mr. Culp indicated that we would need to vote on the two waivers first. Mr. Culp explained they are asking for Waiver 1 and Waiver 2, and we need both approved before can actually vote to approve the subdivision. Discussion ensued to further explain the waivers.

Mr. Johnson made a motion to approve Waiver 1 as presented. Mr. Diller second.
Mr. Diller-approve, Mr. Hebner-approve, Mr. Johnson-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Everett-approve, Mr. Strong-approve. 8-0.

Mr. Schrumpf made a motion to approve Waiver 2 as presented. Mrs. Gillispie second.
Mr. Hebner-approve, Mr. Johnson-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Everett-opposed, Mr. Diller-approve, Mr. Strong-approve. 7-1.

Mr. Massonne made a motion to approve PC-0626-05-AG as presented. Mr. Hebner second.
Mr. Johnson-approve, Mr. Everett-approve, Mr. Diller-approve, Mrs. Gillispie-approve, Mr. Hebner-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Strong-approve. 8-0.

President Strong stated subdivision and waivers are approved, continue to work with Mr. Zawadzki on the process. Look forward to seeing your new home in the future.

Mr. Thomas has rejoined the Board.

New Business:
Docket: PC-0826-06-NC
Petitioner: Gina McGill/Comprehensive Financial
Property address: 7800 E 236th Street, Cicero, IN 46034
An Aesthetic Overlay District application has been submitted concerning building aesthetics for the property located at 7800 E 236th Street, Cicero, IN 46034.

Andy Fryberger 3435 E. 236th St. Cicero. Working with Dave McGill as a contractor, in the design phase. The building houses two businesses. One is the Consulting business, and the back has storage facility business. This has been remodeled, approximately three years ago. Monitor used to indicate area that has climate-controlled storage which is desired to change into meeting rooms. Goal is meeting room, store front entryway with awning, and additional office space with the back remaining climate control storage. They would be removing the overhead garage doors replacing them with windows. Gate and drive would be reworked as well as landscaping. Gate positioning was questioned. Mr. Fryberger indicated back further towards the back. Mr. Johnson questioned whether the storage units that are right inside the gate will be removed. Mr. Fryberger stated the overhead doors will be taken off and framed in with windows. The ones across will be moved or eliminated towards the back. President Strong clarified that is where you are expanding the parking. Mr. Fryberger stated correct. Mr. Thomas right now the three bigger windows that are shown is where the door is. Correct. Mr. Fryberger indicated the area would have store front windows. From the road it look like offices. Mr. Thomas questioned the colors. Mr. Fryberger stated offset for texture but same colors. Mrs. Gillispie clarified that the storage units will remain storage units but would have access from the inside instead of outside. Mr. Johnson questioned if possible the mobile ones will be eliminated. Mr. Fryberger

stated he believed they would be moved to the back not eliminated. Mr. Everett questioned he had confirmation that there will not be any storage up front. Mr. Fryberger stated there will be zero storage up front. President Strong indicated it could be a condition in the motion if so desired. Mr. Massonne stated the building looks awesome. President Strong stated we would all agree with that and questioned the additional lighting. Mr. Fryberger stated wanted to make sure it was well lit, but it will be downlit, not off the property at all. President Strong questioned if landscaping plan had been determined. Mr. Fryberger stated yes they have a landscaping plan, if he could read it. Mr. Zawadzki stated he has a bigger copy, disregard. Discussion on current plan ensued.
President Strong questioned if further comments by the Board and reminded that it does not require public hearing as it is an Aesthetic Review. President Strong also questioned Mr. Everett and the Board if they wanted no storage in front to be part of the motion. Mr. Everett stated he would like to add that.

Mr. Everett made a motion to approve PC-0826-06-NC as presented with no storage units beyond the new fence line.
President Strong questioned the positioning of the storage, utilized the monitor for reference. Further discussion ensued on the boundaries and best way to address current storage in conditions.

Mr. Everett made a motion to approve PC-0826-06-NC with the condition that there is no visible storage on the west side of the building, south of the new gate. Mr. Johnson second.
Mr. Thomas-approve, Mr. Hebner-approve, Mrs. Gillispie-approve, Mr. Massonne-approve, Mr. Schrumpf-approve, Mr. Johnson-approve, Mr. Diller-approve, Mr. Everett-approve, Mr. Strong-approve 9-0.

President Strong stated approved and asked that they continue to work with Mr. Zawadzki, adding that as you heard the changes three years ago look nice and appreciate that.

Plan Director's Report: Mr. Zawadzki recapped the information enclosed in the packets as follows: July 2026 permit revenue $4245 for month and $57568 for year. This compares to July 2025 as $6551 for month and $29927 for YTD. That is a decrease for month of $2306 and increase for YTD of $27641. Issued 25 permits, 14 in town limits, zero new homes, 6 in township with no new homes, an additional 5 encroachment permits. Estimated cost of projects associated with permits is $360028.
Additionally, the BZA will meet on August 20, 2026.
Follow up: Mr. Hebner asked how many permits were issued in 2025; there were 216 permits issued and 6 of those were for new homes.
President Strong commented that it was interesting information on the permits because the previous two years were substantial. Mr. Zawadzki stated that is correct and only one of those 6 were in town.

President's Report:
President Strong few comments but no surprises. After almost 25 years, Plan Commission started in 2002, and opportunity in 2007 with BZA (12 years), when on Town Council can not be on BZA so left there, have had

three stints as the Plan Director filling in. Have been very fortunate that the Board members have allowed me to serve as president for the last 18 years. But with all that, have decided that it is time for me to resign from the Plan Commission. Take this opportunity to thank all of you for your service to the Board and allowing me to serve. Have served with Mr. Schrumpf since 2012, Mr. Thomas on and off since 2006 and spent a lot of time with the two of you and your support over the years, keeping me to task while allowing me to do this. Representing Jackson Township and Cicero and serving with all of you has been an honor. Certainly, I have enjoyed it and will miss it. Over the years I have done what I thought I wanted to do when I set out on this. We have treated everyone fairly, everyone knew what to expect from this Board and that we heard every petition and looked at our zoning ordinances and adhered to our ordinances, having the latitude to fall back to them if we needed. I feel we have done a nice job of that. Again, thank you to all, bittersweet for me and has been a big part of my life.
Since I am president we will need to hold elections this evening. Currently we have two other officers but beings I am vacating the president's position we will need to elect someone. This way Mr. Zawadzki has someone to communicate with and report to. So, take a moment and decide who you would want to be president. Then we can nominate someone for the president position.

Mr. Everett stated before we go there, we need to say thank you to Dan for all your service. Incredible amount of time and service to Cicero, thank you. Mr. Massonne added have been here six years and everyone knows you, you will be missed by the town. Mr. Hebner you have helped the town more in a quarter century than anyone. Mr. Johnson asked if we nominate Terri would we (laughter) still get you. President Strong said he appreciates the kind words quite the honor. Certainly, I have learned a lot, and I know the town is going to continue to grow, as it does we will all continue to learn, I hope we continue to be consistent in what we do and everyone is treated the same moving forward. Look for a motion to open nominations for president.

Mr. Johnson made motion to open nominations for president. Mr. Massonne second. All present in favor.
Mr. Everett made a motion to nominate Mr. Massonne for president. Mr. Thomas second. All present in favor.
Mr. Schrumpf made motion to close nominations for president. Mr. Thomas second. All present in favor.
President Strong -one nomination for Mr. Massonne for president all in favor. All present in favor.
Congratulations to Mr. Massonne.
Mrs. Gillispie made motion to open nominations for vice-president. Mr. Johnson second. All present in favor.
Mr. Thomas made a motion to nominate Dennis Schrumpf for vice-president. Mr. Massonne second. All present in favor.
Mr. Johnson made motion to close nominations for vice-president. Mr. Hebner second. All present in favor.
President Strong-we have one nomination-Mr. Schrumpf for vice-president. All present in favor.
Congratulations to Mr. Schrumpf.

Mr. Strong passed gavel to Mr. Massonne to finish meeting.

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Legal Counsel's Report: Mr. Culp have nothing at this time.

Board Member Comments: Mr. Diller added thanks again to Dan Strong, first class all the way. Mr. Schrumpf said he would second that. Mr. Culp told the group, when Dan advised me, I made up a law preventing him from retiring. He was smart enough to know it was fictious. Mr. Massonne asked if there was still time to enact. Mr. Thomas asked if we could vote. Mr. Strong stated the good thing is you are all in good hands, and it is good feeling to know when walking away things are in good hands with leadership. Mr. Schrumpf added sorry to see you go with all the knowledge you are taking with you. You have probably forgotten more than we know. Appreciate all you have done and the manner in which you have. Mr. Thomas added the research and detail of everything that has come before the Board has been commendable, have learned many great things from you over the years. Great loss to Cicero. Mrs. Gillispie added she has enjoyed the time. Mr. Zawadzki added can't let this go without saying something more than at Town Council meeting. The time you have invested with me, and the willingness to listen no matter the attitude I brought it with, sincerely appreciate it. For everyone here, Dan gets to see the real me and never batted an eye for that I'm grateful. Have always had the security that Dan is down the hall and if I had any question at all, Dan memory is as good as my computer and much more accessible. Feel a bit of anxiety with you being somewhere not down the hall. If Terri were here, she would say you are not dead. So, I wish you happiness in the next chapter, and you have said I could call and you can't take it back.
Mr. Strong stated thank you and appreciate it all. Being down the hall can be a catch 22.

Next Planned Plan Commission Meeting:
September 9th, 2026

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

President: Herman

Secretary:

Date: 10/14/26

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

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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
- Jacob Everett – 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