CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Agenda

November 11th, 2026
Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

Roll Call of Members
Present:

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

Declaration of Quorum:

Approval of Minutes:
October 14th, 2026

Public Comment:

Old Business:

New Business:
Docket# PC-1026-08-R5
Petitioner: Drew Hunter/Elite Plumbing
Property address: 49 N Peru Street, Cicero, IN 46034
An Aesthetic Overlay District application has been submitted concerning building aesthetics for the property located at 49 N Peru Street, Cicero, IN 46034.

Public Hearing on housing per HEA 1001

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Director's Report: **Enclosed in your packets**.

President's Report:

Legal Counsel's Report:

Board Member Comments:

Next Planned Plan Commission Meeting:
December 9th, 2026

Adjournment:

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

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Plan Commission Meeting Minutes

October 14th, 2026
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034

Roll Call of Members

Present:

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

Absent:

Dennis Johnson
Ford Hebner
Eric Scherer

Declaration of Quorum: President Massonne declared a quorum for tonight's meeting. Announced that Eric Scherer will be joining the Planning Commission as appointed by the Town Council and will be joining at next meeting.

Approval of Minutes:

Mr. Schrumpf made motion to approve minutes from August 12th, 2026, as presented. Mrs. Gillispie second. All present in favor.

Public Comment:

President Massonne opened meeting to public for any comments regarding topics not on the agenda. No public comment.

Old Business:

No old business.

New Business:

Docket: PC-0926-07-C4
Petitioner: Cargo Loop
Property address: 22275 US 31 N, Cicero, IN 46034
An Aesthetic Review application has been submitted for the property located at 22275 US 31 N, Cicero, IN 46034.

President Massonne explained that the petitioner would step up and give name and address, explain the project, and reminded everyone that there is no public hearing for this tonight as this is Aesthetic Review.

Andy Wert 7203 Morse Falls Road. Indianapolis, IN. Mr. Wert explained that they have been before the BZA for variance approvals. Cargo Loop is an automotive exporter and has been in business since 2010. With infrastructure changes in the area, we are looking at a number of improvements to the site. Demolish the existing 4000 square foot building facing US31

and replace it with 20,000 square foot office/warehouse facility facing Englewood. Building will be serviced by private well until public water and sewer are available from Hamilton Co. Utility district. Existing use is a permitted use, variances required and listed. After first meeting, we turned the building for loading docks to be on the side. During normal hours overhead doors will be closed. Mr. Wert explained the operations of the building.
President Massonne thanked the petitioner and asked if any questions by Board. Mr. Everett verified information presented is current. Mr. Culp explained the changes from the Plan Commission concerns. Rotating partially due to the two front issues when along US31. Signage questioned. One monument sign on Englewood, one sign on the building and looking to have entrance and exit signs. Mr. Everett questioned if signage was all within allowable signage. Mr. Zawadzki stated yes. President Massonne questioned the Cargo Loop on the building is facing to the north, is that where you are keeping it. Answer was yes. Lighting is only at the building, correct? Yes, it was answer. Signs on Englewood are wooden with spotlights, is that correct? Again, answer is yes. (*person answering did not identify themselves, assuming the facilities manager that Mr. Wert referred to, name indecipherable).* Mr. Thomas questioned if the sign on 31 was being affected. The facility manager answered the billboard; we would like to redo it and add direction line. Mr. Thomas questioned if there are plans for landscaping along US31. The facility manager answered that the right-a-way from INDOT runs right up to our asphalt, just found out our fence is in the right-a-way. So, we don't have room for landscaping. INDOT has come in and leveled where the curb was. Mr. Thomas stated there is a large section of fencing that looks rather old all the way down there. The facility manager answered after the meeting he wanted to see what the Board is requiring, is to complete the fence with wood and pallet. Mr. Thomas questioned rules for maintenance of fencing. Discussion ensued on the area INDOT has leveled. President Massonne questioned if INDOT maintains area up to the fence. Facility manager answered we have been mowing, trying to keep somewhat in control. But it is overgrown. President Massonne questioned Frank and Aaron if there is anything we can do about that part to help the gateway to Cicero. If that is not part of this meeting. Mr. Culp stated it is challenging as it is opposite side of what we are looking at. President Massonne suggested Cargo Loop work with Town to improve gateway to community as they improve their property. Keeping clean, free of weeds, fencing, being a good neighbor. Mr. Thomas verified open area of fencing would be replaced. Facility manager stated yes. Mr. Everett stated anything to keep improving area. Verified that existing building would be gone. Answered as yes.

President Massonne stated he wanted to make sure legal, and procedural was covered prior to motion. Are there any concerns? Answer was no.

Mr. Thomas made motion to approve PC-0926-07-C4 as presented. Mr. Schrumpf second.
Mr. Schrumpf-approve, Mr. Everett-approve, Mr. Diller-approve, Mr. Thomas-approve, Mrs. Gillispie-approve, Mr. Massonne-approve. Motion approved 6-0.

President Massonne thanked petitioner, asked for them to continue to work with Mr. Zawadzki, look forward to getting the area cleaned up, setting a precedence for the district.

Approval letter to the developer.
President Massonne asked Mr. Zawadzki to give run down of topic. Mr. Zawadzki stated as part of the Estridge Homes petition and any subdivision we have a TAC meeting. Technical Advisory Committee-in this case it is Hamilton County Surveyors, Highway department, Jackson Township Fire, Hamilton County Sheriff, Duke Energy and Hamilton County Regional Utility District. What came up in the meeting was that the subdivision road plan proposed by Estridge did not meet the Hamilton County Highway standards. They have authority since it is in their jurisdiction. They indicated 150 turn radiuses, the school said they could turn around and the fire stated they could turn around at 80, however since it did not meet the standards they would need a variance. This variance would have to be approved by the County Commissioners. They asked us to write a letter stating the agencies felt sufficient room. Letter is presented. Mr. Culp stated this is unique as in most cases the Town would be the owner of the roads, in this case the County would be responsible for the roads. They are simply asking for us to say we would be ok. President Massonne questioned all roads. Mr. Zawadzki stated yes and the condition was that all roads would be 20 MPH speed limit. Highway department asked for the condition. Mr. Everett questioned all

departments were ok with the number. Confusion on the numbers, said 80, letter is 90, standard is 150. Mr. Zawadzki clarified that they said 90 would be fine. Discussion ensued. Letter is to indicate the Plan Commission is behind the change. Motion required.

Mr. Everett made motion to authorize this letter to be transmitted by Mr. Zawadzki. Mr. Diller second. All present in favor.

Plan Director Report: Mr. Zawadzki recapped monthly report as follows. Permit revenue for month of September 2026 was $7167 with YTD of $70575, compared to September 2025 of $6679/$41225. This is an increase of $488 for month and $29350 for YTD. Issued 16 permits, 12/0 new homes in town, 1 new home in township, 3 right-a-way permits. Estimated cost of projects associated with permits is $2530590.
BZA will meet on October 22. Gasline main updates are ongoing in Cicero Shores and Iron Bridge Road.

President's Report: President Massonne thanked everyone for baring with him as it is his first meeting. One item, since I am on BZA as well, regarding Cargo Loop there were a lot of variances they were seeking due to clarity within the US 31 Overlay District. One thing we could take on in near future is to take another look at the specifics of the Overlay District. Simply because there are some areas that are unclear. It is a good foundation but after Cargo Loop felt that some could be clarified to make easier on BZA and PC. A couple of topics, multi-story height requirement, landscaping/plantings, multi-front facet. Depth of the lots along US 31 may impact the two fronts. Outdoor storage of vehicles nothing really listed.

Legal Counsel's Report: Mr. Culp stated in December we are starting the process to hire a firm to help us overhaul ordinances. After the update to the Comp Plan, review is necessary. We have been identifying ordinances to adjust; 31 Overlay could be one of them as part of the process. It has been 12 years since we have done the entire process. Along with that, the General Assembly is requiring us to have a hearing to review zoning ordinances and any other regulations with the goal of increasing housing development. They have given us a series of factors we need to answer during the hearing. One is providing for higher density with duplexes, another is constructing housing types such as accessory structures and modular homes, another is adapting commercial buildings for residential. One is to increase allowable floor area ratio in multi-family dwellings. One factor is to review factors with requirements for lot size, roof pitch and other requirements, setbacks, and off-street parking. Design standards that would restrict. Next review impact fee zones, shortening permit process fee time, using tax abatements for mixed use housing, donating abandoned land for affordable housing projects.
We need to go through and discuss each point, our discussion could be that this does not fit, especially with a new comp plan. Public notice will go out about the hearing. Do not want to scare or alarm public but these are not things we came up with, every plan commission in the state will have to comply before end of year. We have to have hearing with minutes and report to the state. Warned back in March that the General Assembly was looking to pull some of our authority regarding affordable housing, even if against our ordinances. Ultimately that got beat back, but this is what they came back with. Trying to amass information to help with housing. More suspicious people believe it is to use as argument to do what they were stopped before. We are about to go over a comprehensive review of our ordinances. This is a discussion, a hearing we have to have. Just letting you all know that this is coming.
Mrs. Gillispie stated she assumed a large turnout, how is the word getting out. Mr. Culp answered like any public hearing, tried to get meeting moved to Red Bridge but that is unavailable. Mr. Everett discussion can be as long or as short as we want. Mr. Culp stated he would recommend going line by line, discussion on each could vary, giving public time to comment. Mr. Thomas questioned how long is Bill 101, knowing you summarized it. Mr. Culp answered the Bill is 21 pages however the section I am going through is one page, and in the middle of the bill. Intent is to send out to the Plan Commission for review prior to meeting. Mr. Thomas verified that each one has to be discussed. Mr. Culp stated yes.
In addition to this we also have to pass a new ordinance that takes all monies collected from fees and permitting and inspections, whatever Frank collects, into a dedicated fund that can only be used to pay Planning costs. Have to prove our fees do not exceed the costs we incur. We are not concerned but have to justify our costs. Other aspect is we cannot raise

our fees for three years. We also have to report back on a lot of data. Some of it will take a lot of time, others we just don't have. There has been a lot of discussion in the small towns.
Mrs. Gillispie stated with the topic we would assume we have a lot of public present. Discussion on timing and approval of minutes and available space. Options discussed as well as audio/visual requirements. President Massonne questioned if it was a situation of list the items and then open to public, or open after each one. Mr. Culp shared an overview and then open to the public, would like the Board portion to be one item then discussion. Discussion on being prepared for a large turnout even if turnout is small. Dates are also an issue due to elections and holidays. Public hearing must be 10 days in advance. Mr. Zawadzki stated he would call Library tomorrow, and Mr. Thomas has suggestions. President Massonne and Mr. Zawadzki will continue planning tomorrow.

Board Member Comments: No comments.

Next Planned Plan Commission Meeting:
November 11th, 2026, with location to be determined.

11. Adjournment:
Mr. Schrumpf made motion to adjourn. Mrs. Gillispie second. All present in favor.

President: _____

Secretary: _____

Date: _____

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

Terms:

- Harrison Massonne – Council President Appointment – Term 01/01/2023 – 12/31/2026
- Wendy Gillespie – 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
- Eric Scherer – Council Appointment – Term 09/15/2026 – 12/31/2026

CICERO / JACKSON TOWNSHIP
PLANNING AND DEVELOPMENT
SEP 04 REC'D

RECEIVED

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

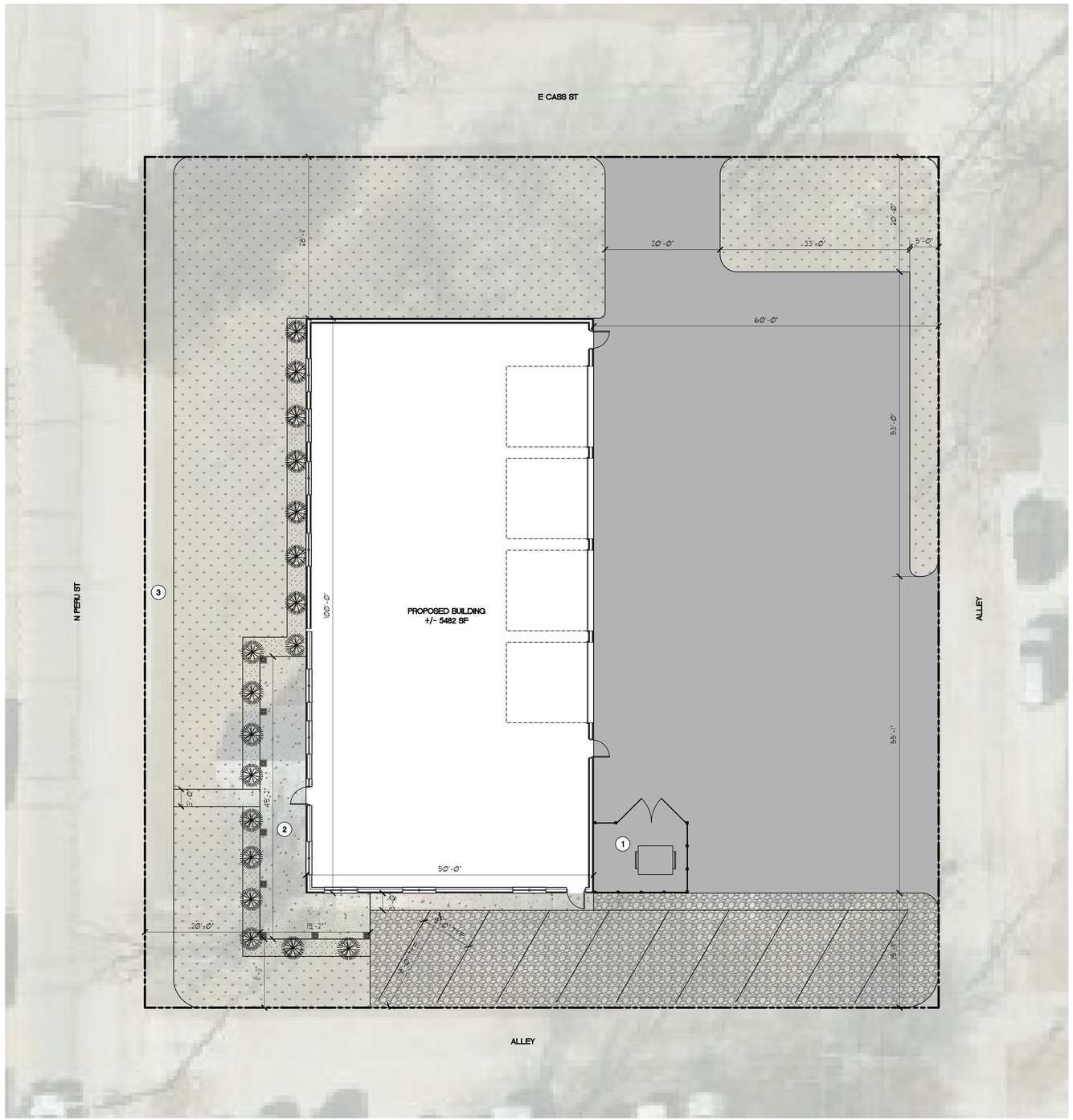
The Cicero/Jackson Township Plan Commission would like to remind our community that we will never request payment through any wire transfer service. If you receive a message or call asking for a wire transfer on our behalf, please know it is not legitimate. We encourage you to report the request and reach out to our office directly.

CICERO / JACKSON TOWNSHIP PLAN COMMISSION

AESTHETIC REVIEW OVERLAY DISTRICT APPLICATION

APPLICANT MUST COMPLETE THE FOLLOWING		
Property Owner: Drew Hunter	Phone: [redacted]	
Property Address: 49 N Penn St	Email*: [redacted]	
City: Cicero	State: IN	ZIP Code: 46034
Tenant Business Name: Elite Plumbing		
Petitioner/Contact: Drew Hunter	Phone: [redacted]	
Address: [redacted]	Email*: [redacted]	
City Cicero	State: IN	ZIP Code: 46034
Cell Phone: [redacted]	Fax:	
Current Property Use: Business		
Proposed Property Use: Business		
General Contractor/ Builder: Drew Hunter	Phone: [redacted]	
Address:	Email*:	
City	State:	ZIP Code:
Engineer:	Phone:	
Address:	Email*:	
City:	State:	ZIP Code:
Attorney:	Phone:	
Address:	Email*:	
City:	State:	ZIP Code:
Architect:	Phone:	
Address:	Email*:	
City:	State:	ZIP Code:
Sign Company:	Phone:	
Address:	Email*:	
City	State:	ZIP Code:
Landscape:	Phone:	
Address:	Email*:	
City:	State:	ZIP Code:

OFFICE USE ONLY		
AROD Category		Docket #: PC-1026-08-R5
☐ Sign Package	☐ New Construction	Date of Application: 09/04/2026
☐ Façade Improvement	☐ Other	Date of Expiration:
Check List		Application Fee: $200.00


E CASS ST
N PERU ST
ALLEY
ALLEY
PROPOSED BUILDING
+/- 5482 SF
28'-1"
20'-0"
33'-0"
20'-0"
5'-0"
60'-0"
53'-0"
100'-0"
53'-1"
48'-2"
50'-0"
20'-0"
19'-2"
18'-0"
18'-0"
18'-0



NEW CONSTRUCTION

ELITE PLUMBING

CICERO, INDIANA



NEW CONSTRUCTION

ELITE PLUMBING

CICERO, INDIANA

CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-1026-08-R5 **Petitioner Name:** Drew Hunter/Elite Plumbing

Findings of Fact/Decision Criteria:
The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

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

Findings of Facts:

_____

_____

_____

_____

This criterion has / has not been met.

Conditions Approved:

_____

_____

_____

_____

Signature: _____ Date: _____

Print: _____

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

HEA 1001
MANDATED TOPICS TO BE CONSIDERED IN REGARD TO BARRIERS TO HOUSING

Not later than January 1, 2027, a unit shall conduct a public hearing to review the UDO and any zoning regulations and land development rules, with the goal of increasing housing development by using the following factors:

(1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.
(2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.
(3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.
(4) Increasing the allowable floor area ratio in multifamily housing areas.
(5) Waiving or eliminating regulations such as requirements for:
(A) garage size and placement;
(B) steeper roof pitch;
(C) minimum lot size and square footage;
(D) greater setbacks;
(E) off-street parking;
(F) design standards that restrict or prohibit the use of code compliant products; or
(G) property height limitations.
(6) Reviewing impact fee zones with zone advisory committee for improvements.
(7) Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.
(8) Using property tax abatements to enable higher density and mixed income communities.
(9) Donating vacant land for affordable housing development.

IC 36-7-4.3Chapter 4.3. Increasing Housing Development

36-7-4.3-1"Unit"
36-7-4.3-2"UDO"
36-7-4.3-3Public hearing and review
36-7-4.3-4Report to legislative services agency

IC 36-7-4.3-1"Unit"

Sec. 1. As used in this chapter, "unit" means a county, city, or town.

As added by P.L.73-2026, SEC.25.

IC 36-7-4.3-2"UDO"

Sec. 2. As used in this chapter, "UDO" means a unified development ordinance.

As added by P.L.73-2026, SEC.25.

IC 36-7-4.3-3Public hearing and review

Sec. 3. Not later than January 1, 2027, a unit shall conduct a public hearing to review the UDO and any zoning regulations and land development rules, with the goal of increasing housing development by using the following factors:

(1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.

(2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.

(3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.

(4) Increasing the allowable floor area ratio in multifamily housing areas.

(5) Waiving or eliminating regulations such as requirements for:

(A) garage size and placement;

(B) steeper roof pitch;

(C) minimum lot size and square footage;

(D) greater setbacks;

(E) off-street parking;

(F) design standards that restrict or prohibit the use of code compliant products; or

(G) property height limitations.

(6) Reviewing impact fee zones with zone advisory committee for improvements.

(7) Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.

(8) Using property tax abatements to enable higher density and mixed income communities.

(9) Donating vacant land for affordable housing development.

As added by P.L.73-2026, SEC.25. Amended by P.L.152-2026, SEC.498.

IC 36-7-4.3-4Report to legislative services agency

Sec. 4. Not later than January 1, 2027, the unit shall submit a report to the executive director of legislative services agency by electronic means under IC 5-14-6 that contains the following:

(1) If the unit:

(A) invested in a housing study in 2021, 2022, 2023, 2024, or 2025; or

(B) had a housing study performed by a region's local economic development organization;

a copy of the housing study.

(2) The minutes from the public hearing conducted under section 4 of this chapter.

(3) Any newly developed or amended UDO as a result of the review under section 3 of this chapter. The unit must provide a written description of the ways in which the UDO was changed to support increased housing development by using some or all of the factors set forth in section 3 of this chapter.

As added by P.L.73-2026, SEC.25.

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type.~~

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~*this style type*~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

HOUSE ENROLLED ACT No. 1001

AN ACT to amend the Indiana Code concerning local government.

Be it enacted by the General Assembly of the State of Indiana:

SECTION 1. IC 5-1.2-15.5-10, AS AMENDED BY P.L.90-2024, SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 10. ~~Loans from the fund must be allocated and made available to participants as follows:~~ **The authority shall set aside** ~~(1)~~ seventy percent (70%) of the money in the fund ~~must be used~~ for housing infrastructure benefitting political subdivisions with a population of less than fifty thousand (50,000). ~~(2) Thirty percent (30%) of the money in the fund must be used for housing infrastructure in all other political subdivisions not described in subdivision (1).~~

SECTION 2. IC 5-20-1-28.5 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 28.5. (a) This section applies to a local unit exercising planning and zoning powers under IC 36-7-4.**

(b) As used in this section, "local unit" means a county, city, or town.

(c) Beginning January 1, 2027, and January 1 of each year thereafter, a local unit shall submit a housing progress report to:

(1) the authority; and

(2) the executive director of the legislative services agency, in an electronic format under IC 5-14-6.

(d) The housing progress report must provide the following information for the immediately preceding year:

(1) The total number of proposed residential housing units submitted to the local unit.

(2) The total number of proposed residential housing units that were approved by the local unit.

(3) The total number of proposed residential units that were denied by the local unit.

(4) The total number of net new residential housing units submitted to the local unit. The total number of net new residential housing units is determined by subtracting the number of residential housing units that the local unit lost in the immediately preceding year through:

(A) demolition;

(B) conversion to non-residential use; or

(C) combining units;

from the total number of proposed residential units submitted to the local unit under subdivision (1).

(5) The total number of new residential housing units that:

(A) are entitled;

(B) have been platted;

(C) have been issued a building permit; and

(D) have received a certificate of occupancy or completion and compliance by the local unit.

(6) The calendar days spent by the local unit in processing housing proposal applications.

(e) If the number of proposed residential housing units reported under subsection (d)(1) does not equal the sum of the number of proposed residential housing units reported under subsection (d)(2) and (d)(3), information must be provided to explain the discrepancy.

SECTION 3. IC 5-20-1-29 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 29. (a) As used in this section, "local unit" means a county, city, or town.**

(b) Beginning January 1, 2027, and January 1 of each year thereafter, a local unit shall report the following information to the authority and the executive director of the legislative services agency, in an electronic format under IC 5-14-6, regarding the status of housing in the local unit for the prior calendar year:

(1) The average and median home sale prices and the year over year change.

(2) The median rent prices and year over year change.

(3) The number of residential dwelling units constructed and

occupied in total and by type.

(4) The percentage of new residential dwelling units constructed that are listed at each of the following:

(A) Eighty percent (80%) or less of the local unit's median income.

(B) Eighty-one percent (81%) to one hundred nineteen percent (119%) of the local unit's median income.

(C) One hundred twenty percent (120%) or more of the local unit's median income.

(c) A local unit shall use applicable data and information from the 2025 calendar year as a reference point for the information required for the January 1, 2027, report under subsection (b).

(d) The authority must compile and publish on the authority's website an annual report of the information reported by local units under subsection (b) that includes at least the following:

(1) Regional comparisons of the information provided under subsection (b).

(2) An evaluation of the outcomes of housing legislation enacted during the 2026 legislative session.

SECTION 4. IC 13-14-1-19 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 19. (a) Not later than December 1, 2026, the department shall do the following:**

(1) Conduct a review of the Indiana Storm Water Quality Manual to determine whether:

(A) the recommendations in the Indiana Storm Water Quality Manual are cost effective; and

(B) any new or revised recommendations are necessary.

(2) Submit a report of its findings and recommendations under subdivision (1) to the legislative council in an electronic format under IC 5-14-6.

(b) The Indiana Storm Water Quality Manual with respect to storm water management basins:

(1) may not require a pond bank ratio greater than three (3) to one (1); and

(2) must require a ten (10) foot maintenance ledge or a ten (10) foot safety ledge, but may not require both.

The department shall make changes to the Indiana Storm Water Quality Manual to comply with this subsection not later than December 1, 2026.

SECTION 5. IC 14-8-2-50.2 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY

1, 2026]: **Sec. 50.2. "Compensatory storage", for purposes of IC 14-28-3-9, has the meaning set forth in IC 14-28-3-9.**

SECTION 6. IC 14-8-2-289, AS AMENDED BY P.L.35-2024, SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 289. "Unit of local government", for purposes of IC 14-12-1, IC 14-15-14, ~~and~~ IC 14-22-10, **and IC 14-28-3-9,** means a:

(1) county;
(2) city;
(3) town; or
(4) township;

located in Indiana.

SECTION 7. IC 14-28-3-9 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 9. (a) As used in this section, "compensatory storage" includes artificial storage used to balance the loss of natural flood storage capacity as a result of placing fill material or other obstructions within a flood plain.**

(b) The state or a unit of local government may not require a person who intends to fill land in a flood plain to provide compensatory storage at a ratio greater than three (3) (mitigated land) to one (1) (filled land).

SECTION 8. IC 22-13-2-3.6 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 3.6. (a) The following may not adopt rules requiring the installation of an arc-fault circuit interrupter (AFCI) in a Class 2 structure or a structure classified as an R-2 building occupancy classification under the Indiana building code constructed after June 30, 2026:**

(1) The commission.
(2) Another state agency.

(b) A political subdivision may not adopt an ordinance or other regulation requiring the installation of an arc-fault circuit interrupter (AFCI) in a Class 2 structure or a structure classified as an R-2 building occupancy classification under the Indiana building code constructed after June 30, 2026.

(c) A ordinance or other regulation adopted before July 1, 2026, is void to the extent the ordinance or regulation conflicts with this section.

SECTION 9. IC 22-13-2-3.7 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 3.7. (a) A state agency or a political subdivision (as**

defined in IC 36-1-2-13) may not require an emergency responder communications enhancement system (ERCES) or similar system to be installed in:

(1) a new Class 1 structure constructed; or

(2) an existing Class 1 structure that is reconstructed, remodeled, or renovated;

after June 30, 2026.

(b) An ordinance or other regulation adopted by a political subdivision before July 1, 2026, is void to the extent the ordinance or regulation conflicts with this section.

SECTION 10. IC 36-2-4-8, AS AMENDED BY P.L.22-2021, SECTION 5, AND AS AMENDED BY P.L.152-2021, SECTION 39, IS CORRECTED AND AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 8. (a) An ordinance, order, or resolution is considered adopted when it is signed by the presiding officer. If required, an adopted ordinance, order, or resolution must be promulgated or published according to statute before it takes effect.

(b) An ordinance prescribing a penalty or forfeiture for a violation must, before it takes effect, be published once each week for two (2) consecutive weeks, according to IC 5-3-1:

(1) with each publication of notice in a newspaper in accordance with IC 5-3-1; or

(2) with the first publication of notice in a newspaper described in subdivision (1) and the second publication of notice:

(A) in accordance with IC 5-3-5; and

(B) on the official ~~web site~~ **website** *of the county.*

~~However, if such an ordinance is adopted by the legislative body of a county subject to IC 36-2-3.5 and there is an urgent necessity requiring its immediate effectiveness, it need not be published if:~~

~~(1) the county executive proclaims the urgent necessity; and~~

~~(2) copies of the ordinance are posted in three (3) public places in each of the districts of the county before it takes effect.~~

(c) The following apply in addition to the other requirements of this section:

~~(1) An ordinance or resolution passed by the legislative body of a county subject to IC 36-2-3.5 is considered adopted only if it is:~~

~~(A) approved by signature of a majority of the county executive (in the case of a county subject to IC 36-2-3.5);~~

~~(B) neither approved nor vetoed by a majority of the executive (in the case of a county subject to IC 36-2-3.5) within ten (10) days after passage by the legislative body; or~~

~~(C) passed over the veto of the executive by a two-thirds (2/3)~~

~~*vote of the legislative body; within sixty (60) days after presentation of the ordinance or resolution to the executive.*~~

~~*(2)*~~ *(1)* Subject to subsection ~~*(g),*~~ *(f),* the legislative body of a county shall:

(A) subject to subdivision ~~*(3),*~~ *(2),* give written notice to the department of environmental management not later than sixty (60) days before amendment or repeal of an environmental restrictive ordinance; and

(B) give written notice to the department of environmental management not later than thirty (30) days after passage, amendment, or repeal of an environmental restrictive ordinance.

~~*(3)*~~ *(2)* Upon written request by the legislative body, the department of environmental management may waive the notice requirement of subdivision ~~*(2)(A).*~~ *(1)(A).*

~~*(4)*~~ *(3)* An environmental restrictive ordinance passed or amended after 2009 by the legislative body must state the notice requirements of subdivision ~~*(2).*~~ *(1).*

~~*(5)*~~ *(4)* The failure of an environmental restrictive ordinance to comply with subdivision ~~*(4)*~~ *(3)* does not void the ordinance.

~~(d) After an ordinance or resolution passed by the legislative body of a county subject to IC 36-2-3.5 has been signed by the presiding officer, the county auditor shall present it to the county executive, and record the time of the presentation. Within ten (10) days after an ordinance or resolution is presented to it, the executive shall:~~

~~(1) approve the ordinance or resolution, by signature of a majority of the executive (in the case of a county subject to IC 36-2-3.5), and send the legislative body a message announcing its approval; or~~

~~(2) veto the ordinance or resolution, by returning it to the legislative body with a message announcing its veto and stating its reasons for the veto.~~

~~*(c)*~~ *(d)* This section (other than subsection ~~*(c)(2))*~~ *(c)(1))* does not apply to a zoning ordinance or amendment to a zoning ordinance, or a resolution approving a comprehensive plan, that is adopted under IC 36-7.

~~*(f)*~~ *(e)* An ordinance increasing a building permit fee on new development must:

(1) be published:

(A) one (1) time in accordance with IC 5-3-1; and

(B) not later than thirty (30) days after the ordinance is adopted by the legislative body in accordance with IC 5-3-1;

and

(2) delay the implementation of the fee increase for ~~ninety (90)~~ **one hundred eighty (180)** days after the date the ordinance is published under subdivision (1).

~~*(g)*~~ *(f)* The notice requirements of subsection ~~*(c)(2)*~~ *(c)(1)* apply only if the municipal corporation received under IC 13-25-5-8.5(f) written notice that the department is relying on the environmental restrictive ordinance referred to in subsection ~~*(c)(2)*~~ *(c)(1)* as part of a risk based remediation proposal:

(1) approved by the department; and

(2) conducted under IC 13-22, IC 13-23, IC 13-24, IC 13-25-4, or IC 13-25-5.

SECTION 11. IC 36-4-6-14, AS AMENDED BY P.L.159-2011, SECTION 46, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 14. (a) An ordinance, order, or resolution passed by the legislative body is considered adopted when it is:

(1) signed by the presiding officer; and

(2) either approved by the city executive or passed over the executive's veto by the legislative body, under section 16 of this chapter.

If required by statute, an adopted ordinance, order, or resolution must be promulgated or published before it takes effect.

(b) An ordinance prescribing a penalty or forfeiture for a violation must, before it takes effect, be published in the manner prescribed by IC 5-3-1, unless:

(1) it is published under subsection (c); or

(2) there is an urgent necessity requiring its immediate effectiveness, the city executive proclaims the urgent necessity, and copies of the ordinance are posted in three (3) public places in each of the districts from which members are elected to the legislative body.

(c) Except as provided in subsection (e), if a city publishes any of its ordinances in book or pamphlet form, no other publication is required. If an ordinance prescribing a penalty or forfeiture for a violation is published under this subsection, it takes effect two (2) weeks after the publication of the book or pamphlet. Publication under this subsection, if authorized by the legislative body, constitutes presumptive evidence:

(1) of the ordinances in the book or pamphlet;

(2) of the date of adoption of the ordinances; and

(3) that the ordinances have been properly signed, attested, recorded, and approved.

(d) This section (other than subsection (f)) does not apply to a zoning ordinance or amendment to a zoning ordinance, or a resolution approving a comprehensive plan, that is adopted under IC 36-7.

(e) An ordinance increasing a building permit fee on new development must:

(1) be published:

(A) one (1) time in accordance with IC 5-3-1; and

(B) not later than thirty (30) days after the ordinance is adopted by the legislative body in accordance with IC 5-3-1; and

(2) delay the implementation of the fee increase for ~~ninety (90)~~ **one hundred eighty (180)** days after the date the ordinance is published under subdivision (1).

(f) Subject to subsection (j), the legislative body shall:

(1) subject to subsection (g), give written notice to the department of environmental management not later than sixty (60) days before amendment or repeal of an environmental restrictive ordinance; and

(2) give written notice to the department of environmental management not later than thirty (30) days after passage, amendment, or repeal of an environmental restrictive ordinance.

(g) Upon written request by the legislative body, the department of environmental management may waive the notice requirement of subsection (f)(1).

(h) An environmental restrictive ordinance passed or amended after 2009 by the legislative body must state the notice requirements of subsection (f).

(i) The failure of an environmental restrictive ordinance to comply with subsection (h) does not void the ordinance.

(j) The notice requirements of subsection (f) apply only if the municipal corporation received under IC 13-25-5-8.5(f) written notice that the department is relying on the environmental restrictive ordinance referred to in subsection (f) as part of a risk based remediation proposal:

(1) approved by the department; and

(2) conducted under IC 13-22, IC 13-23, IC 13-24, IC 13-25-4, or IC 13-25-5.

SECTION 12. IC 36-5-2-10, AS AMENDED BY P.L.105-2013, SECTION 3, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 10. (a) An ordinance, order, or resolution passed by the legislative body is considered adopted when it is signed by the executive. If required by statute, an adopted ordinance, order, or

resolution must be promulgated or published before it takes effect.

(b) An ordinance prescribing a penalty or forfeiture for a violation must, before it takes effect, be published in the manner prescribed by IC 5-3-1, unless:

(1) it is published under subsection (c); or

(2) it declares an emergency requiring its immediate effectiveness and is posted in:

(A) one (1) public place in each district in the town; or

(B) a number of public places in the town equal to the number of town legislative body members, if the town has abolished legislative body districts under section 4.1 of this chapter.

(c) Except as provided in subsection (e), if a town publishes any of its ordinances in book or pamphlet form, no other publication is required. If an ordinance prescribing a penalty or forfeiture for a violation is published under this subsection, it takes effect two (2) weeks after the publication of the book or pamphlet. Publication under this subsection, if authorized by the legislative body, constitutes presumptive evidence:

(1) of the ordinances in the book or pamphlet;

(2) of the date of adoption of the ordinances; and

(3) that the ordinances have been properly signed, attested, recorded, and approved.

(d) This section (other than subsection (f)) does not apply to a zoning ordinance or amendment to a zoning ordinance, or a resolution approving a comprehensive plan, that is adopted under IC 36-7.

(e) An ordinance increasing a building permit fee on new development must:

(1) be published:

(A) one (1) time in accordance with IC 5-3-1; and

(B) not later than thirty (30) days after the ordinance is adopted by the legislative body in accordance with IC 5-3-1; and

(2) delay the implementation of the fee increase for ~~ninety (90)~~ **one hundred eighty (180)** days after the date the ordinance is published under subdivision (1).

(f) Subject to subsection (j), the legislative body shall:

(1) subject to subsection (g), give written notice to the department of environmental management not later than sixty (60) days before amendment or repeal of an environmental restrictive ordinance; and

(2) give written notice to the department of environmental management not later than thirty (30) days after passage,

amendment, or repeal of an environmental restrictive ordinance.

(g) Upon written request by the legislative body, the department of environmental management may waive the notice requirement of subsection (f)(1).

(h) An environmental restrictive ordinance passed or amended after 2009 by the legislative body must state the notice requirements of subsection (f).

(i) The failure of an environmental restrictive ordinance to comply with subsection (h) does not void the ordinance.

(j) The notice requirements of subsection (f) apply only if the municipal corporation received under IC 13-25-5-8.5(f) written notice that the department is relying on the environmental restrictive ordinance referred to in subsection (f) as part of a risk based remediation proposal:

(1) approved by the department; and

(2) conducted under IC 13-22, IC 13-23, IC 13-24, IC 13-25-4, or IC 13-25-5.

SECTION 13. IC 36-7-1-1.5 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 1.5. "Accessory dwelling unit" means a self-contained living unit internal to or on the same lot or parcel as a single family dwelling that:**

(1) does not exceed the lesser of:

(A) seventy-five percent (75%) of the interior habitable area (gross floor area) of the single family dwelling; or

(B) one thousand (1,000) square feet;

(2) includes its own cooking, sleeping, and sanitation facilities; and

(3) complies with or is otherwise exempt from any applicable building codes, fire safety codes, and other public health and safety laws.

The term does not include a manufactured home (as defined in IC 36-7-4-1106(b)) that is subject to the standards and requirements set forth in IC 36-7-4-1106.

SECTION 14. IC 36-7-1-4.5 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 4.5. As used in this chapter, "Class 1 structure" has the meaning set forth in IC 22-12-1-4.**

SECTION 15. IC 36-7-1-4.7 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 4.7. As used in this chapter, "Class 2 structure" has the meaning set forth in IC 22-12-1-5.**

SECTION 16. IC 36-7-1-6.8 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 6.8. "Homeowners association" has the meaning set forth in IC 32-25.5-2-4.**

SECTION 17. IC 36-7-2.3 IS ADDED TO THE INDIANA CODE AS A **NEW** CHAPTER TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]:

Chapter 2.3. Limits on Building and Construction Related Fees

Sec. 1. This chapter applies to a fee imposed by a unit for approval of an application related to:

(1) construction or reconstruction of:

(A) residential buildings;

(B) commercial buildings;

(C) industrial buildings;

(D) any other building or building space; or

(E) an appurtenance to a building described in clauses (A) through (D); or

(2) zoning, development, subdivision, classification, or reclassification of land;

including a fee designated as a permit fee (including a fee for a permit under IC 36-7-4-1109(f)), application fee, inspection fee, processing fee, or by another name.

Sec. 2. As used in this chapter, "applicant" means a person who submits an application that requires a fee described in section 1 of this chapter.

Sec. 3. After December 31, 2026:

(1) Unless otherwise provided by law and subject to subdivision (2), a unit may not assess a fee in an amount that is more than is reasonably necessary to cover the applicable cost to the unit to:

(A) process an application;

(B) inspect and review an applicant's plans; or

(C) prepare detailed statements for an applicant.

(2) Except as otherwise provided in this subdivision, any fee, including a fee adopted before January 1, 2027, may be increased:

(A) once every five (5) years; and

(B) by an amount not to exceed the combined annual percentage change in the Consumer Price Index for all Urban Consumers, as published by the United States Bureau of Labor Statistics, for the preceding five (5) years.

However, if the cost to the unit substantially changes from the

amount described in subdivision (1), the legislative body of the unit may adjust the fee to accurately reflect the cost to the unit after conducting a public hearing.

(3) Any fee assessed and collected by a unit must be maintained in a special fund dedicated solely to reimbursing the costs actually incurred by the unit relating to the imposition and amount of the fee. Each fund shall be maintained as a separate line item in the unit's budget. Money in the fund may not at any time revert to the general fund or any other fund of the unit.

SECTION 18. IC 36-7-2.5-23.5 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 23.5. (a) If a unit fails to meet the deadlines set forth in this chapter, the unit shall:**

(1) forfeit any regulatory fee owed by the applicant; and

(2) refund any regulatory fee that has been paid by the applicant;

to the unit.

(b) This section does not apply if a unit fails to meet a deadline set forth in this chapter as a result of a delay described in section 23 of this chapter.

SECTION 19. IC 36-7-4-1109, AS AMENDED BY P.L.223-2025, SECTION 14, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 1109. (a) As used in this section, "applicant" means a person that applies to a local authority for a permit or approval.

(b) As used in this section, "development agreement" means a contract that is entered into between a person and a local authority regarding the development of property and that is executed after June 30, 2025.

(c) As used in this section, "development standards" includes the following:

(1) Project elements including:

(A) permitted uses;

(B) residential densities;

(C) nonresidential densities and intensities;

(D) building sizes;

(E) impact fees, inspection fees, or dedications;

(F) mitigation measures, development conditions, and other requirements;

(G) design standards;

(H) affordable housing;

(I) parks and open space preservation;

(J) phasing; and

(K) review procedures and standards for implementing decisions.

(2) Any other development requirement or procedure.

(d) As used in this section, "legal restrictions" means statutes, ordinances, rules, development standards, policies, and regulations. The term does not include building codes under IC 22-13.

(e) As used in this section, "local authority" includes any agency, officer, board, or commission of a local unit of government that may issue:

(1) a permit; or

(2) an approval:

(A) of a land use; or

(B) for the construction of a development, a building, or another structure.

(f) As used in this section, "permit" means any of the following:

(1) An improvement location permit.

(2) A building permit.

(3) A certificate of occupancy.

(4) Approval of a site-specific development plan.

(5) Approval of a primary or secondary plat.

(6) Approval of a variance, contingent use, conditional use, special exception, or special use.

(7) Approval of a planned unit development.

(g) If a person files with the appropriate local authority a complete application for a permit, as required by the legal restrictions of a local unit of government or a local authority, the granting of:

(1) the permit; and

(2) any secondary, additional, or related permits or approvals required from the same local authority with respect to the general subject matter of the application for the first permit;

are governed, for a period of at least three (3) years after the date the person files a complete permit application, by the legal restrictions in effect and applicable to the property at the time the complete application is filed.

(h) Subsection (g) applies even if the legal restrictions governing the granting of the permit or approval are changed by the general assembly or the applicable local legislative body or regulatory body:

(1) before the issuance of the permit;

(2) while the permit approval process is pending;

(3) before the issuance of any secondary, additional, or related

permits or approvals; or

(4) while the secondary, additional, or related permit or approval process is pending.

Subsection (g) applies regardless of whether the changes to the legal restrictions are part of a zoning ordinance, a subdivision control ordinance, or a statute, ordinance, or regulation that is based on the general police powers of the local unit of government. However, after the issuance or approval of a permit subsection (g) does not apply if the development or other activity to which the permit relates is not completed within ten (10) years after the development or activity is commenced.

(i) Subsection (j) applies if:

(1) either:

(A) a local authority issues to a person a permit or grants a person approval for the construction of a development, a building, or another structure; or

(B) a permit or approval is not required from the local authority for the construction of the development, building, or structure;

(2) before beginning the construction of the development, building, or structure, the person must obtain a permit or approval for the construction of the development, building, or structure from a state governmental agency; and

(3) the person has applied for the permit or requested the approval for the construction of the development, building, or structure from the state governmental agency within ninety (90) days of issuance of the permit or the granting of approval by the local authority, as applicable.

(j) Subject to subsection (l), if the conditions of subsection (i) are satisfied:

(1) a permit or approval issued or granted to a person by the local authority for the construction of the development, building, or structure; or

(2) the person's right to construct the development, building, or structure without a permit or approval from the local authority;

is governed, for a period of at least three (3) years after the person applies to the state governmental agency for the permit, by the legal restrictions in effect and applicable to the property when the person applies for the permit or requests approval from the state governmental agency for the construction of the development, building, or structure.

(k) Subsection (j) applies even if the legal restrictions governing the granting of the permit or approval from the local authority are changed

by the general assembly or the applicable local legislative body or regulatory body:

(1) before the commencement of the construction; or

(2) while the permit application or approval request is pending with the state governmental agency.

Subsection (j) applies regardless of whether the changes to the legal restrictions are part of a zoning ordinance, a subdivision control ordinance, or a statute, ordinance, or regulation that is based on the general police powers of the local unit of government. However, subsection (j) does not apply if the development or other activity to which the permit or approval request relates is not completed within ten (10) years after the development or activity is commenced.

(l) Subsection (j) does not apply to property when it is demonstrated by the local authority or state governmental agency that the construction of the development, building, or structure would cause imminent peril to life or property.

(m) A development agreement entered into by a local authority must set forth the legal restrictions, including development standards and any other provisions applying to and governing the use and development of the real property for the period specified in the development agreement. A development agreement must:

(1) reserve authority for the local authority to impose new or different legal restrictions to the extent required by a serious threat to public health and safety; and

(2) be consistent with applicable legal restrictions adopted by the local authority.

(n) Subject to subsection (j), the local authority's legal restrictions governing the development of the real property at the time the development agreement is executed govern the development of the real property for the period specified in the development agreement.

(o) This section does not authorize the impairment of any vested right or abrogate any rights vested under common law. Without limiting the time in which rights might vest, an applicant's rights are considered vested in land use when the applicant obtains a permit or reasonably relies on existing law regarding development of a specific project. Rights considered vested under this subsection are not affected by a subsequent amendment to a zoning ordinance.

(p) This section does not apply to building codes under IC 22-13.

(q) The following provision is considered to be included in any regulation adopted under section 601(d)(2)(B) of this chapter that sets forth requirements for signs:

"The owner of any sign that is otherwise allowed by this

regulation may substitute noncommercial copy in place of any other commercial or noncommercial copy. This substitution of copy may be made without the issuance of any additional permit by a local authority. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or the favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision in this regulation to the contrary.".

(r) After December 31, 2025, this subsection does not apply to a permit to which IC 36-7-2.5 applies. A local authority must, not later than twelve (12) business days after a person has filed a complete application for a permit for which approval is ministerial under IC 36-7-4-402 or an improvement location permit issued under the 800 series of this chapter and meets all conditions required under this chapter and any other statute, issue the permit to the person.

(s) This subsection applies after December 31, 2026. If a person files with the appropriate local authority a complete application for a permit or approval, the permit or approval must be granted, if the project that is the subject of the application satisfies the legal restrictions, including the zoning ordinance, zone maps, or subdivision control ordinance in effect on the date the permit application is submitted.

SECTION 20. IC 36-7-4-1109.4, AS AMENDED BY P.L.223-2025, SECTION 15, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2025 (RETROACTIVE)]: Sec. 1109.4. (a) This section does not apply to the issuance of:

(1) a design release or a plan review under IC 22-15;

(2) a Class 2 permit according to the timeline set forth in ~~IC 36-2-7.5~~ **IC 36-7-2.5** (after December 31, 2025); or

(3) a permit according to the timeline set forth in section 1109(r) of this chapter.

(b) A local authority shall review a permit application for completeness. If a local authority determines that an application is incomplete, the local authority must, not later than thirty (30) days after receipt of the application, notify the applicant in writing of all defects in the application. If a local authority fails to notify an applicant as required under this subsection, the local authority shall consider the permit application to be complete.

(c) An applicant that receives a timely written notice that an application is incomplete under subsection (b) may:

(1) cure the defects in the application; and

(2) resubmit the corrected application to the local authority;

not later than thirty (30) days after receiving the notice. If an applicant is unable to cure the defects within the thirty (30) day period, the applicant shall notify the local authority of the additional time the applicant requires to cure the defects.

(d) Subject to subsection (e), not more than ninety (90) days after making an initial determination of completeness under subsection (b), a local authority shall:

(1) review the application to determine if it complies with all applicable requirements; and

(2) notify the applicant in writing whether the application is approved or denied.

The local authority shall provide to the applicant the local authority's written determination and findings of fact.

(e) If an applicant requested additional time under subsection (c) to cure defects in the application, the ninety (90) day period set forth in subsection (d) is extended for a corresponding amount of time.

(f) Any official action on a previously approved permit application, including an extension of specific conditions set forth in the permit, must be made not later than sixty (60) days after the applicant's filing that initiated the official action. The local authority shall provide to the applicant the local authority's written determination and findings of fact with respect to the official action.

SECTION 21. IC 36-7-4-1311, AS AMENDED BY P.L.149-2016, SECTION 97, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 1311. (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.

(b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.

(c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure

types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

(1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and

(2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.

(d) An ordinance adopted under this section is the exclusive means for a unit to impose an impact fee. **Except as provided in subsection (e),** an impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.

(e) This section applies to an impact fee imposed by a unit after June 30, 2026. An impact fee imposed on new development to pay for infrastructure may not be collected after June 30, 2026, unless the impact fee is imposed under an impact fee ordinance that complies with:

(1) section 1316.5 of this chapter; and

(2) any other applicable provision;

of this chapter. This subsection, in accordance with section 1109 of this chapter, does not affect an impact fee that was imposed and not collected by the unit before July 1, 2026.

~~(e)~~ **(f)** Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:

(1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:

(A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;

(B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and

(C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(a)(6) or other governing statutes requiring that any fees, charges, or assessments bear a reasonable

relationship to the infrastructure provided.

(2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under section 1321(d) of this chapter if an impact fee ordinance is in effect.

SECTION 22. IC 36-7-4-1312 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 1312. (a) A unit may not adopt an impact fee ordinance under section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.

(b) Before the adoption of an impact fee ordinance under section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:

(1) be appointed by the executive of the unit;

(2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries, **including community members representing:**

(A) a single-family builder;

(B) a multifamily builder; and

(C) a realtor;

who must be selected based upon the recommendation of the statewide trade association representing each industry; and

(3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under section 1311 of this chapter.

(c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.

(d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact fee ordinance under section 1311 of this chapter.

SECTION 23. IC 36-7-4-1316 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 1316. **(a) This section only applies to an impact zone designated under section 1315 of this chapter before July 1, 2026.**

(b) A unit must include in an impact zone ~~designated under section 1315 of this chapter~~ the geographical area necessary to ensure that:

(1) there is a functional relationship between the components of the infrastructure type in the impact zone;

(2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and

(3) all areas included in the impact zone are contiguous.

SECTION 24. IC 36-7-4-1316.5 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: **Sec. 1316.5. (a) This section only applies to an impact zone designated under section 1315 of this chapter after June 30, 2026.**

(b) Subject to subsection (c), a unit must include in an impact zone the geographical area necessary to ensure that:

(1) there is a functional relationship between the components of the infrastructure type in the impact zone;

(2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone;

(3) all areas included in the impact zone are contiguous; and

(4) the impact zone is:

(A) contiguous to the new development;

(B) coterminous with a:

(i) utility service; or

(ii) distribution line of a type described in section 1309(1) or 1309(5) of this chapter, that may be necessary for the new development to interconnect with existing utility infrastructure; or

(C) located not more than five (5) miles from the infrastructure type described in section 1309(3) and 1309(4) of this chapter.

(c) If a unit:

(1) adopts an ordinance to adopt, renew, or amend an impact fee; or

(2) has an existing impact fee ordinance that provides for an increase in the amount of an impact fee after a period of time;

Then before a unit may adopt an ordinance under subdivision (1), or collect the increased impact fee under subdivision (2), the unit must comply with subsection (d).

(d) The unit must hold a public hearing. Not less than forty-five (45) days before the date of the public hearing, the unit must do the following:

(1) If the unit has a website, post on the website:

(A) notice of the public hearing;

(B) a summary of the impact fee proposed for adoption,

renewal, amendment or subject to increase under an existing ordinance; and

(C) the impact zone improvement plan.

(2) Publish notice of the public hearing under IC 5-3-1 providing:

(A) a summary of the impact fee proposed for adoption, renewal, amendment or subject to increase under an existing ordinance;

(B) the web address (if any) where the information posted under subdivision (1) is located; and

(C) the location where the public may inspect and copy the zone improvement plan.

SECTION 25. IC 36-7-4.3 IS ADDED TO THE INDIANA CODE AS A **NEW** SECTION TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]:

Chapter 4.3. Increasing Housing Development

Sec. 1. As used in this chapter, "unit" means a county, city, or town.

Sec. 2. As used in this chapter, "UDO" means a unified development ordinance.

Sec. 3. Not later than January 1, 2027, a unit conduct a public hearing to review the UDO and any zoning regulations and land development rules, with the goal of increasing housing development by using the following factors:

(1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.

(2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.

(3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.

(4) Increasing the allowable floor area ratio in multifamily housing areas.

(5) Waiving or eliminating regulations such as requirements for:

(A) garage size and placement;

(B) steeper roof pitch;

(C) minimum lot size and square footage;

(D) greater setbacks;

(E) off-street parking;

(F) design standards that restrict or prohibit the use of

code compliant products; or

(G) property height limitations.

(6) Reviewing impact fee zones with zone advisory committee for improvements.

(7) Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.

(8) Using property tax abatements to enable higher density and mixed income communities.

(9) Donating vacant land for affordable housing development.

Sec. 4. Not later than January 1, 2027, the unit shall submit a report to the executive director of legislative services agency by electronic means under IC 5-14-6 that contains the following:

(1) If the unit:

(A) invested in a housing study in 2021, 2022, 2023, 2024, or 2025; or

(B) had a housing study performed by a region's local economic development organization;

a copy of the housing study.

(2) The minutes from the public hearing conducted under section 4 of this chapter.

(3) Any newly developed or amended UDO as a result of the review under section 3 of this chapter. The unit must provide a written description of the ways in which the UDO was changed to support increased housing development by using some or all of the factors set forth in section 3 of this chapter.

SECTION 26. IC 36-7-14-53, AS AMENDED BY P.L.204-2023, SECTION 7, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 53. (a) A commission may establish a residential housing development program by resolution for the construction of new residential housing or the renovation of existing residential housing in an area within the jurisdiction of the commission.

(b) The program, which may include any relevant elements the commission considers appropriate, may be adopted as part of a redevelopment plan or amendment to a redevelopment plan, and must establish an allocation area for purposes of sections 39 and 56 of this chapter for the accomplishment of the program. The program must be approved by the municipal legislative body or county executive as specified in section 17 of this chapter.

(c) The notice and hearing provisions of sections 17 and 17.5 of this chapter, including notice under section 17(c) of this chapter to a taxing unit that is wholly or partly located within an allocation area, apply to

the resolution adopted under subsection (b). Judicial review of the resolution may be made under section 18 of this chapter.

(d) Before formal submission of any residential housing development program to the commission, the department of redevelopment shall:

(1) consult with persons interested in or affected by the proposed program, including the superintendents and governing body presidents of all school corporations located within the proposed allocation area;

(2) provide the affected neighborhood associations, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed program; and

(3) hold at least one (1) public meeting to obtain the views of neighborhood associations and residents of the affected neighborhood. The department of redevelopment shall send notice thirty (30) days prior to the public meeting to the fiscal officer of all affected taxing units and to the superintendents and governing body presidents of all school corporations located within the proposed allocation area.

(e) A residential housing development program established under this section must terminate not later than **the earlier of:**

(1) ~~twenty (20)~~ **twenty-five (25)** years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the program; **or**

(2) the date on which the bond obligations or lease rentals described in subdivision (1) are satisfied.

(f) A county or municipality may request from the department of local government finance a report, if it exists, describing the effect of current assessed value allocated to tax increment financing allocation areas on the amount of the tax levy or proceeds and the credit for excessive property taxes under IC 6-1.1-20.6 for the taxing units within the boundaries of the residential housing development program.

SECTION 27. IC 36-7-14-53.1 IS REPEALED [EFFECTIVE JULY 1, 2026]. ~~Sec. 53.1. (a) Section 53 of this chapter as amended by the general assembly in the 2023 session or subsequent session expires June 30, 2027.~~

~~(b) This section applies beginning July 1, 2027, and is intended to reinstate section 53 of this chapter as it was in effect on January 1, 2023.~~

~~(c) Subject to subsection (i), a commission may establish a~~

~~residential housing development program by resolution for the construction of new residential housing or the renovation of existing residential housing in an area within the jurisdiction of the commission if:~~

~~(1) for a commission established by a county, the average of new, single family residential houses constructed within the township in which the area is located during the preceding three (3) calendar years is less than one percent (1%) of the total number of single family residential houses within that township on January 1 of the year in which the resolution is adopted; or~~

~~(2) for a commission established by a municipality, the average of new, single family residential houses constructed within the municipal boundaries during the preceding three (3) calendar years is less than one percent (1%) of the total number of single family residential houses within the boundaries of the municipality on January 1 of the year in which the resolution is adopted.~~

~~However, the calculations described in subdivisions (1) and (2) and the provisions of subsection (h) do not apply for purposes of establishing a residential housing development program within an economic development target area designated under IC 6-1.1-12.1-7.~~

~~(d) The program, which may include any relevant elements the commission considers appropriate, may be adopted as part of a redevelopment plan or amendment to a redevelopment plan, and must establish an allocation area for purposes of sections 39 and 56 of this chapter for the accomplishment of the program. The program must be approved by the municipal legislative body or county executive as specified in section 17 of this chapter.~~

~~(e) The notice and hearing provisions of sections 17 and 17.5 of this chapter, including notice under section 17(c) of this chapter to a taxing unit that is wholly or partly located within an allocation area, apply to the resolution adopted under subsection (d). Judicial review of the resolution may be made under section 18 of this chapter.~~

~~(f) Before formal submission of any residential housing development program to the commission, the department of redevelopment shall:~~

~~(1) consult with persons interested in or affected by the proposed program, including the superintendents and governing body presidents of all school corporations located within the proposed allocation area;~~

~~(2) provide the affected neighborhood associations, residents, and township assessors with an adequate opportunity to participate in~~

~~an advisory role in planning, implementing, and evaluating the proposed program; and~~

~~(3) hold at least one (1) public meeting to obtain the views of neighborhood associations and residents of the affected neighborhood. The department of redevelopment shall send notice thirty (30) days prior to the public meeting to the fiscal officer of all affected taxing units and to the superintendents and governing body presidents of all school corporations located within the proposed allocation area.~~

~~(g) A residential housing development program established under this section must terminate not later than twenty-five (25) years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the program.~~

~~(h) The department of local government finance in cooperation with either the appropriate county agency or the appropriate municipal agency, or both, shall determine whether a county or municipality meets the threshold requirements under subsection (e). In making the determination, the department of local government finance may request information necessary to make the determination. A county or municipality may request from the department of local government finance a report, if it exists, describing the effect of current assessed value allocated to tax increment financing allocation areas on the amount of the tax levy or proceeds and the credit for excessive property taxes under IC 6-1.1-20.6 for the taxing units within the boundaries of the residential housing development program.~~

~~(i) A program established under subsection (c) may not take effect until the governing body of each school corporation affected by the program passes a resolution approving the program.~~

SECTION 28. [EFFECTIVE UPON PASSAGE] **(a) The legislative council is urged to assign to the appropriate interim study committee the task of studying the topic of making residential affordable housing a permitted use in an area zoned for residential or commercial use if:**

(1) a religious institution is the developer of the property or a developer working on behalf of a religious institution;

(2) the development is located on property owned by the religious institution; and

(3) the development exclusively contains affordable housing.

(b) This section expires December 31, 2026.

SECTION 29. IC 36-7-18-16 IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 16. (a) A housing

authority may:

(1) prepare, carry out, acquire, lease, and operate housing projects; and

(2) provide for the construction, reconstruction, improvement, alteration, or repair of all or part of a housing project.

(b) Notwithstanding subsection (a), a housing project may not be built if the average construction cost, exclusive of the cost of land, demolition, and nondwelling facilities, is more than:

(1) ~~two~~ **four** thousand dollars ~~($2,000)~~ **($4,000)** per room;

(2) ~~ten~~ **fifteen** thousand dollars ~~($10,000)~~ **($15,000)** per room, if the accommodations are designed specifically for persons of low income who:

(A) have attained the age at which they may elect to receive old age benefits under Title 2 of the Social Security Act (42 U.S.C. 401-433); or

(B) are under disability (as defined in Section 223 of that Act (42 U.S.C. 423)); or

(3) any greater amount established by the federal government as the basis for computing any of its annual contributions.

(c) Notwithstanding subsection (b), if the housing authority finds that:

(1) compliance with the cost limitations in subsection (b) would require the sacrifice of sound standards of construction, design, and livability in a project; and

(2) there is an acute need for the proposed housing;

it may exceed the cost limitation that would otherwise be applicable under subsection (b) by not more than ~~seven hundred fifty dollars ($750) per room.~~ **an amount necessary to make the project financially feasible.**

SECTION 30. IC 36-7-18-31, AS AMENDED BY P.L.230-2025, SECTION 144, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE JULY 1, 2026]: Sec. 31. (a) Issues of bonds, notes, or warrants of a housing authority must be approved by the fiscal body of the unit after a public hearing, with notice of the time, place, and purpose of the hearing given by publication in accordance with IC 5-3-1. The bonds, notes, or warrants must then be authorized by resolution of the authority.

(b) After the bonds, notes, or warrants have been approved under subsection (a), they may be issued in one (1) or more series, with the:

(1) dates;

(2) maturities;

(3) denominations;

(4) form, either coupon or registered;

(5) conversion or registration privileges;

(6) rank or priority;

(7) manner of execution;

(8) medium of payment;

(9) places of payment; and

(10) terms of redemption, with or without premium;

provided by the resolution or its trust indenture or mortgage.

(c) **Except as provided in subsection (g),** the bonds, notes, or warrants shall be sold at a public sale under IC 5-1-11, for not less than par value, after notice published in accordance with IC 5-3-1. However, they may be sold at not less than par value to the federal government:

(1) at private sale without any public advertisement; or

(2) alternatively, at a negotiated sale.

(d) If any of the commissioners or officers of the housing authority whose signatures appear on any bonds, notes, or warrants or coupons cease to be commissioners or officers before the delivery, exchange, or substitution of the bonds, notes, or warrants, their signatures remain valid and sufficient for all purposes, as if they had remained in office until the delivery, exchange, or substitution.

(e) Subject to provision for registration and notwithstanding any other law, any bonds, notes, or warrants issued under this chapter are fully negotiable.

(f) In any proceedings involving the validity or enforceability of any bond, note, or warrant of a housing authority or of its security, if the instrument states that it has been issued by the authority to aid in financing a housing project to provide dwelling accommodations for persons of low income, it shall be conclusively presumed to have been issued for that purpose and the project shall be conclusively presumed to have been planned, located, and constructed in accordance with this chapter.

(g) Notwithstanding subsection (c), the bonds, notes, or warrants of a housing authority may be sold at a negotiated sale and may be sold at less than par value at a negotiated sale.

SECTION 31. **An emergency is declared for this act.**

Speaker of the House of Representatives

President of the Senate

President Pro Tempore

Governor of the State of Indiana

Date: _____ Time: _____

Stuart & Tiffany Sharp
[redacted]
Cicero, IN 46034

October 27, 2026

Cicero/Jackson Township Planning Department
PO Box 650
Cicero, IN 46034

To Whom It May Concern:
Our family just relocated to Cicero from Carmel in September. Our home in Carmel was paid off, remodeled, and sat on an ample, cul-de-sac lot. Yet, over the last few years we felt a calling to leave one of the "best cities in America" due to rapid growth and development of the greater Carmel/Westfield/Noblesville area. Suddenly, we looked around and the charm was missing, the character had sloughed off and was replaced by cookie cutter housing and rows of multifamily units, fast food popped up in the green spaces like dandelions in summer, and suddenly no one in our city was from our city. We've taken many trips over the little bridge that connects the shores of Morse and every time we adored the little town of Cicero. We watched real estate for years, waiting for just the right property to become available, and when our new home popped up, we were ecstatic. We were finally going to be able to be a part of a community that valued tradition, thwarted mass development, treated nature with respect, and didn't risk the flavor of the town to chase the economic dollar. Please accept our deepest protest to any variance in current regulations, requirements, and policy to allow new development. The town code and building standards were set to preserve a way of life and to modify them would put everything we love about Cicero in danger. We understand the need to address HEA 1001 in a public forum. We know that traffic, environmental, and other studies would be conducted prior to any decision, but there is not a study that we know of that captures the risk to a town's heart.

Respectfully,
Stuart and Tiffany Sharp

CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Director's Report

October 2026

Permit Revenue: October 2026 $3,961 YTD: $74,536

October 2025 = $7,647 YTD: $48,872

Difference: Month = -$3,686 YTD: +$25,664

- We have issued a total of 18 building permits for October 2026.
- 11 have been inside the corporate limits (of which 0 have been new homes).
- We have issued 7 in Jackson Township (of which, 0 have been for a new home).

- We have issued 3 ROW/Encroachment Permits & 3 Drive Cut Permits.
- Estimated Cost of projects permitted $1,123,937

Plan Commission is scheduled for November 11th, 7pm at Town Hall with a backup at the library if we fill up. BZA is scheduled for Nov 19th, 7pm at Town Hall. There are items on the agenda and will meet.

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

At your service!

Frank Zawadzki

Approval of Findings of Facts

CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0926-07-C4 **Petitioner Name:** Cargo Loop

Findings of Fact/Decision Criteria:
The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

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

Findings of Facts:

Very nice improvement to site. Asked for future consideration on the US 31 side.

This criterion has / has not been met.

Conditions Approved:

N/A

Signature: _____ Date: 10/14/24

Print: Harrison Mossman

CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0926-07-C4 **Petitioner Name:** Cargo Loop

Findings of Fact/Decision Criteria:
The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

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

Findings of Facts: Willing to Follow Plans Submitted and will close Fence along SR 31.

This criterion has / has not been met.

Conditions Approved: No conditions

Signature: [signature] Date: 10/14/26

Print: Mark J. Thomas

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

CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0926-07-C4 **Petitioner Name:** Cargo Loop

Findings of Fact/Decision Criteria:
The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

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

Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Asked to keep fence + general condition welcoming to town.

Signature: [signature]

Print: Marc V. Dillon

Date: 10-14-26

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

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

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

Findings of Facts:

This criterion has / has not been met.

Conditions Approved:

Signature: Wendy Gillespie Date: 10/14/2026

Print: Wendy Gillespie

331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
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CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0926-07-C4 **Petitioner Name:** Cargo Loop

Findings of Fact/Decision Criteria:
The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

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

Findings of Facts: THE PLANS SUBMITTED APPEAR TO BE IN COMPLIANCE WITH OUR STANDARDS.

This criterion (has) has not been met.

Conditions Approved:

Signature: Dennis D Schrumpf Date: 10/14/26

Print: DENNIS D. SCHRUMPF

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

CICERO / JACKSON TOWNSHIP
PLAN COMMISSION

AESTHETIC REVIEW FINDINGS OF FACTS

Docket: PC- PC-0926-07-C4 **Petitioner Name:** Cargo Loop

Findings of Fact/Decision Criteria:
The Plan Commission may approve, not approve, or approve with conditions. The Plan commission shall make written findings and issue a written decision:

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

Findings of Facts: Building orientation, signage, landscaping, lighting all in good order

This criterion has / has not been met.

Conditions Approved: N/A

Signature: _____ Date: 10/14/2026

Print: JACOB EVERETT

Permits - All Departments

Date Range: 10/01/2026 - 10/31/2026 (created)

Tracking#	Permit#	Permit Name	Created	Location	Status	Work Type	Work Description	Estimated Cost	Fee Total	Balance Due	Department	Issued	Expires
RES-T-26-000106	RES-P-26-000113	Residential Building Permit Application	10/01/2026	26791 Crooked Creek Ave	Issued	new		$0.00	$566.26	$0.00	Building	10/08/2026	
F-T-26-000043	F-P-26-000045	Fence Permit Application	10/02/2026	1529 Bayswater Ln	Issued	fence	Metal aluminum fence around the back yard.	$8,000.00	$125.00	$0.00	Building	10/09/2026	
RES-T-26-000107	RES-P-26-000114	Residential Building Permit Application	10/02/2026	2965 E 241st St	Issued	alt	Structural Alteration - Installing jacks in a crawl space to support the floor system.	$3,437.00	$150.00	$0.00	Building	10/08/2026	
RES-T-26-000108	RES-P-26-000115	Residential Building Permit Application	10/03/2026	240 Morse Landing Dr	Issued	shed	Shed	$0.00	$171.60	$0.00	Building	10/08/2026	
RES-T-26-000109	RES-P-26-000116	Residential Building Permit Application	10/05/2026	230 S Byron St	Closed	shed	Shed	$7,000.00	$170.00	$0.00	Building	10/07/2026	
EXT-T-26-000024	EXT-P-26-000027	Amendment or Extension Permit Application	10/05/2026	2810 Stringtown Pike	Issued		Placement changes on Sheet 1 and from sheet 16 - 21.	$0.00	$40.00	$0.00	Building	10/08/2026	
DRIVE-T-26-000024	DRIVE-P-26-000025	Permit for Private Drive Curb Cutting	10/06/2026	160 N Harrison St	Issued		Remove old asphalt driveway and install new	$0.00	$50.00	$0.00	Building	10/07/2026	
RES-T-26-000110	RES-P-26-000117	Residential Building Permit Application	10/07/2026	280 N Harrison St	Issued	add	Remodel	$80,000.00	$357.20	$0.00	Building	10/08/2026	
RES-T-26-000111	RES-P-26-000118	Residential Building Permit Application	10/09/2026	370 Bayshore Dr	Issued	add	Addition/Remodel	$300,000.00	$505.60	$0.00	Building	10/23/2026	

ROW-T-26-000031	ROW-P-26-000035	ROW Easement Encroachment Permit Application	10/09/2026	770 Main St,shoulder	Issued	bore	Crew to place a service drop of total length 115’ in the row of Main St via boring at a depth of min 48” below the ground level to serve the customer at 770 Main St, Cicero, IN 46034, USA.	$0.00	$150.00	$0.00	Building	10/23/2026	
RES-T-26-000112	RES-P-26-000119	Residential Building Permit Application	10/13/2026	6485 E 249th St	Issued	add	3 permit extensions already done; work still in progress	$100,000.00	$527.60	$0.00	Building	10/15/2026	
E-T-26-000029	E-P-26-000030	Electrical Permit Application	10/14/2026	500 Lakeview Ln	Closed	replacement	Replacement Installation	$4,000.00	$55.00	$0.00	Building	10/15/2026	
E-T-26-000030	E-P-26-000031	Electrical Permit Application	10/16/2026	1080 Stringtown Pike	Closed	replacement	In garage, new service panel	$5,000.00	$55.00	$0.00	Building	10/21/2026	
ROW-T-26-000032	ROW-P-26-000036	ROW Easement Encroachment Permit Application	10/19/2026	349 W Jackson St,street	Issued	existing	WO-60724691- UG Riser Removal (Corrective Maintenance)	$0.00	$150.00	$150.00	Building	10/23/2026	

DRIVE-T-26-000025	DRIVE-P-26-000026	Permit for Private Drive Curb Cutting	10/19/2026	1035 Coral Springs Dr	Issued		Would like to widen my existing concrete driveway to accommodate parking needs at my home. Existing driveway is simply too small and I'm constantly having to move cars around to be able to park in my garage or to make room for guests. I'm requesting too essentially double the width of the drive to the street curb. Adding 17 feet to width from the driveway to the right (south) and then from the garage to the sidewalk, which was 27'. Then extend the concrete past the city sidewalk to the street curb which was 5' x 17' and adding a wing to match to make the driveway uniform. I have contracted Prater & Sons Concrete to do this work and would like to get this done as soon as possible while weather permits. I have submitted my application for HOA approval. Prater has called utilities who have already put out the flags to mark my property. Prater is near ready to schedule once HOA approval is obtained, which hopefully will be soon. Prater is aware or mentioned the 6" standard requirement for the concrete thickness between the sidewalk and the street curb vs. the standard 4" used for the rest of the driveway.	$0.00	$50.00	$0.00	Building	10/23/2026	
E-T-26-000031	E-P-26-000032	Electrical Permit Application	10/22/2026	230 W Jackson St	Ready/Payment Due	other		$5,500.00	$75.00	$75.00	Building		
RES-T-26-000113	RES-P-26-000120	Residential Building Permit Application	10/22/2026	1085 Haley	Issued	other		$4,000.00	$193.20	$0.00	Building	10/23/2026	
ROW-T-26-000033	ROW-P-26-000037	ROW Easement Encroachment Permit Application	10/22/2026	221 Tamarack Larch Blvd,shoulder	Issued	bore	Crew to place a service drop of total length 65' in the row of Louise Ave via boring at a depth of min 48” below the ground level to serve the customer at 221 Tamarack Larch Blvd, Cicero, IN 46034, USA.	$0.00	$150.00	$0.00	Building	10/30/2026	
RES-T-26-000114	RES-P-26-000121	Residential Building Permit Application	10/23/2026	1075 Haley Court	Issued	add	Garage Addition	$20,000.00	$295.00	$0.00	Building	10/23/2026	

RES-T-26-000115	RES-P-26-000122	Residential Building Permit Application	10/26/2026	38 Pleasant Hill Ct	Pending Variance	add		$500,000.00	$0.00	$0.00	Building		
COMM-T-26-000008	COMM-P-26-000009	Commercial Building Permit Application	10/27/2026	22265 US Highway 31 N	Submitted	new	New Building	$85,000.00	$0.00	$0.00	Building		
SGN-T-26-000007	SGN-P-26-000009	Sign Permit Application	10/28/2026	22698 State Road 19	Submitted	monument	Reducing sign height to comply with ordinance	$2,000.00	$0.00	$0.00	Building		
F-T-26-000044	F-P-26-000046	Fence Permit Application	10/29/2026	1940 Nantucket Dr	Submitted	fence	We will be doing 464 ft of aluminum ornamental fence with 40 ft of 6ft privacy to separate neighbors seating area from fire pit area with a gate to allow access.	$0.00	$125.00	$125.00	Building		
Total: 23								$1,123,937.00	$3,961.46	$350.00			

Complaints - All Departments

Date Range: 10/01/2026 - 10/31/2026 (created)

Tracking#	Type	Created	Name	Location	Status	Priority	First Name	Last Name	Department	Assigned To	Summary
CPT-26-000087	General	10/02/2026	101 Rosewood Dr	101 Rosewood Dr	Open	Normal Priority	Scott	Miller	Code Enforcement	Frank Zawadzki	Homeowner came in from 103 Rosewood and said neighbor who lives at 101 Rosewood has been bringing in dirt and has now made what looks like a 30 to 40 feet across length road of dirt and it travels across 3 properties including his. Trees have been taken down. This was a wetland.
CPT-26-000088	General	10/07/2026	315 Morse Landing Dr	315 Morse Landing Dr	Completed	Normal Priority			Code Enforcement	Frank Zawadzki	Homeowner at 325 Morse landing called and said the neighboring house is unkept property, seawall failing, walkway gone and their seawall is pulling on homeowner's seawall. Sent video(s) and picture to me via email. I informed homeowner I would check and see if this was citizens or our enforcement with the seawall.
CPT-26-000089	General	10/09/2026	2495 Lincoln Dr	2495 Lincoln Dr	Completed	Normal Priority	Anita	Rodgers	Planning	Jalana Judd	A homeowner called regarding a gentleman who approached her recently while operating a large piece of equipment and stated he was with J&J, subcontracted through Frontier, to provide service to her home. The homeowner advised that she declined the service. However, last night, she noticed flags placed in her yard leading up to her house. She wants to ensure Frontier is aware that she did not request service and is concerned that work may be performed on her property without her consent. She is requesting a call back as soon as possible so she can explain the situation and confirm that no digging will take place in her yard. She also stated that she attempted to contact both Frontier and J&J this morning but was unable to reach anyone. Please follow up with the homeowner as soon as possible to address her concerns before any work begins.
CPT-26-000090	Abandoned/Junk Vehicles	10/13/2026	935 Morse Landing Dr	935 Morse Landing Dr	Completed	Normal Priority			Code Enforcement	Frank Zawadzki	BZA member reported a non running, expired registration car on the property. 10/13/26 I went by and verified it.
CPT-26-000091	General	10/13/2026	67 Cove Ct	67 Cove Ct	Completed	Normal Priority			Code Enforcement	Frank Zawadzki	Contractor came in on behalf of 67 Cove Court and stated he believes Frontier's "guys" dug deep and off track and clipped a water service. Water consumption has been adnominally high the past couple months.

CPT-26-000092	Unsafe Building/Unkempt Conditions	10/13/2026	610 N Peru St	610 N Peru St	Completed	High Priority	Kaleb	Schevlin	Code Enforcement	Frank Zawadzki	I am requesting review of the property at 610 N Peru St for possible zoning or property-maintenance violations. It currently contains three trailers (but we typically see four trailers) and a tarp-covered structure being used for storage. Yard debris has been burned repeatedly; ash/debris has reached my property and has been landing on my vehicles and house - this has been ongoing daily for the last couple of months. Please inspect the property and determine whether these conditions comply with applicable town requirements, including rules for outdoor storage, temporary structures, property maintenance, and open burning. Please let me know whether additional information or photographs would help.
CPT-26-000093	General	10/28/2026	3915 E 226th St	3915 E 226th St	Open	Normal Priority			Code Enforcement	Frank Zawadzki	Caller states they are removing roof, not shingles but the whole thing and believes they don't have a permit. No permit is found in system. Did advise caller that if they are re-roofing, no permit is needed unless there are structural changes. Told caller I would ask Frank if permit is needed in this instance.
CPT-26-000094	General	10/29/2026	1320 Stringtown Pike	1320 Stringtown Pike	Open	Normal Priority	Roger	Masters	CodeEnforcement	Frank Zawadzki	A gentleman just called and is extremely upset. He wants to know why Fiber company believe they have the right to enter anyone’s property and dig up yards without permission. He explained that a Frontier representative approached his wife a couple of weeks ago and offered them a deal on phone and internet services. They declined, explaining that they were already with another provider. Since then, flags have appeared in his yard, and someone has trenched along the side of his yard near the AC unit, running to a box. He stated that there are wires sticking out and PVC piping left behind. He also reported that the grass has died in the areas where the trenching took place. He is requesting that all Frontier-related materials, including the PVC pipe, wires, and any other equipment, be removed from his backyard and that the property be restored to its original condition. He is very frustrated, particularly because they declined Frontier's services and, to his knowledge, none of his neighbors are Frontier customers. He also mentioned that he called around to determine who the flags belonged to, contacting Duke, Berry COMM, and Frontier. During those calls, someone from Frontier advised him to complete a damage report. Could someone please look into this matter as soon as possible and determine why this work was performed, whether the appropriate authorization was obtained, and what steps will be taken to address the property damage and his request to have the materials removed? He mentioned that on one side of his yard, he has to be careful when mowing because there are fiber boxes that are up and he doesn’t want to turn over while mowing. I mentioned I would send an email to Frontier and have Frank (planning director) give him a call regarding this matter.
Total: 8											

Violations - All Departments

Date Range: 10/01/2026 - 10/31/2026 (updated)

Tracking#	Location	FormID	Name	Status	Created	Issue Date	Closed Date	Department	Issuing Officer	Infraction	Infraction Location	Statute	Updated
VIO-26-00001	815 Morse Landing Dr		Standalone Inspection	Not Started	02/18/2026	02/18/2026	10/13/2026	Building	Frank Zawadzki	Applied for permit, approved. Fence was built within easement fence was moved out of easement	815 Morse Landing, side/front yard		10/13/2026
VIO-26-00001	290 S Peru St			Not Started	04/01/2026	04/01/2026	10/13/2026	Code Enforcement	Frank Zawadzki	Halloween decor has been up since then, this needs to be removed in a timelier fashion.	290 S Peru	Article 7.10 Debris Refuse	10/13/2026
Total: 2													