



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Ann and Fred Day/Appleseeds, LLC

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 04/11/12

President Dan Strong called the April Session of the Cicero/Jackson Township Plan Commission meeting to order at 7:02 pm.

The members of the C/JT Plan Commission were present or absent as follows:

PRESENT: Dan Strong-President
David Martin
Dennis Schrupf
Brett Foster
Tim Fonderoli
Paul Vondersaar
Paul Munoz-C/JT Planning Director
Kelly Gunn- Recording Secretary
Aaron Culp- Legal Counsel

ABSENT: Mark Thomas
Chris Lutz
Stephen Zell

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 6 of 9 members present.

2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 03/14/12. Tim Fonderoli made a motion to approve the meeting minutes as submitted and Brett Foster seconded the motion. All members present were in favor.

3. OLD BUSINESS

NONE



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4. NEW BUSINESS:

Docket #: PC-0312-004-NC

Petitioner: Ann Day (Appleseed, LLC.)

Proposed Address: 7810 E 236th St.

Cicero, IN 46034

Aesthetic Review: Aesthetic Review of Exterior Landscape and Lighting for commercial office.

Ann Day came forward and described her proposal to fix the exterior of the building that she purchased for her commercial insurance office. Mrs. Day described the siding that will be put on the building, and showed a sample of what they would like to use. Mrs. Day discussed the termite damage and what had to be done to fix that, including the removal of the previous siding. Mrs. Day passed around the samples of the siding that she plans on using for the exterior of the building. President Strong asked the petitioner if she would be coming back before the board for other aspects of the AROD and she stated that she will come back for landscaping, parking, and the driveway in the future. President Dan Strong discussed the BZA's previous recommendation to put a timeline on the parking lot and its completion. President Strong asked Mrs. Day to describe where she intends to place the security lighting and she pointed the location out on the diagram. Mrs. Day stated that she plans on using coach lighting and an auto sensed lighting system. President Strong asked for more details and Mrs. Day stated that it will be shielded lighting that looks very nice. Paul Vondersaar asked about the lighting that will be on the back of the building and if it were floodlighting. Mrs. Day stated that there will be flood/spotlight style lighting on the back of the building. Mrs. Day stated that the lighting will be a pewter finish. Mrs. Day added that they have installed 6 new windows on the building as well. President Strong asked Paul Munoz if there is a permit on file for what has been already been completed. Paul Munoz stated that a permit is not required for the siding replacement or the repair due to termite damage. There were no other comments from the board members.

Tim Fonderoli made a motion to approve the docket and Dennis Schruppf seconded the motion. All members present were in favor. Mrs. Day was instructed to contact Paul Munoz in reference to the next steps in the process.

Review and Approval of the Downtown Parking Overlay District:

Paul Munoz discussed the only change that has occurred to the most recent draft of the ordinance, which was the addition of the finalized legal description. Paul Munoz stated that he is looking for a favorable recommendation by the board to take to the Town Council. Brett Foster and Tim Fonderoli agreed that the Downtown Parking Overlay District and subsequent parking credit is a necessity for the town and its businesses and patrons.

Paul Munoz asked Legal Counsel Aaron Culp about a section of verbiage of the ordinance in reference to not for profit and church organizations and if the credit applies to them. Aaron Culp stated that if it is a concern, then it should be made clear. Discussion continued on this topic amongst the members of the board, the Planning Director and Legal Counsel. Paul Munoz read section PK-03 from the ordinances as an example of



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what he would like to see occur and discussion continued about whether not for profit/church organizations should be included in the parking credit. Aaron Culp discussed his understanding of what the board wanted and discussed why he wrote the ordinance the way that he did. Paul Vondersaar asked if a Special Exception would take care of the issue being discussed. Paul Munoz stated no, that the interested not for profit or church organization would need to come before the BZA for a Development Standards Variance to address this. President Dan Strong stated that the purpose of this ordinance is to accommodate future growth and business and the need to fix a previous loophole in the ordinance. Tim Fonderoli stated that he doesn't believe that the ordinance needs to be changed at this time, and that it addresses what the board is trying to accomplish at the current time. There were no other comments or questions from the board. Paul Vondersaar made a recommendation to send the ordinance to the Town Council for approval. Tim Fonderoli seconded the motion and all members present were in favor of the recommendation.

Review and Approval of Plan Director's Revised Job Description

Plan Director Paul Munoz discussed the need for the revisions of his job description and the background behind it. Paul Munoz discussed the items that he believed needed to be addressed, and the additions and changes that were made. Paul Munoz is looking for recommendations and/or revisions or changes that the board feels need to be made. Dan Strong discussed page 2 of the job description, and the item describing the review/approval of the annual budget. President Strong stated that he would like to see the board receive a copy of the original budget annually so that the board is aware of what has been allotted. Discussion continued on this topic. President Strong asked Town Council President and Plan Commission member, Brett Foster if the Town Council wanted a recommendation and he stated yes. Tim Fonderoli made a recommendation to forward the job description onto the Town Council for approval. Paul Vondersaar seconded, and all members present were in favor.

5. PUBLIC COMMENT:

NONE

6. PLAN DIRECTORS REPORT:

Paul Munoz discussed the Comprehensive Plan review committee meeting that took place. Paul Munoz stated that they will ask for more information from 2 firms so that it can be narrowed to the chosen firm by first week of May. Paul Munoz discussed the timeframe that he would like to see implemented as well as the budget and funding options. Paul Munoz stated that by the middle of May, he would like to have a pretty concrete idea of whom they will choose to use for the Comprehensive Plan. Brett Foster asked Paul Munoz to briefly describe what a Comprehensive Plan is and the need for the new Plan for David Martin, who is a new Plan Commission member. Paul Munoz discussed the areas of the current Comprehensive Plan that are lacking and outdated, as well as the need for a vision/brand for the community. Discussion continued amongst the board members and the Plan Director.



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President Strong asked Paul Munoz to briefly describe the vision statement/brand aspect of the Comprehensive Plan and why it's so important. Paul Munoz discussed the hindrance to the funding and grants process due to not having a vision for the community. David Martin asked about outsourcing the job to a consultant and what the process of writing the Comprehensive Plan consists of. Paul Munoz discussed the process in depth. Paul Munoz discussed the previous lack of community input and how he is pushing to get the community excited about this process.

Arts and Rain Barrel auction:

Paul Munoz discussed this upcoming event, and how it's based on Storm Water education. Paul Munoz discussed the background and history of rain barrel auctions in other states and parts of the country. Paul Munoz discussed the Rain Barrel auction that he has been invited to in South Bend and how they run their event. Paul Munoz discussed the plans for the event and how it will be incorporated into the Nickel Plates Art's weekend which will help publicize the town's event and get them more exposure. Paul Munoz discussed the fact that the train will be dropping patrons off for the event here in Cicero, although a schedule has not yet been set. Paul Munoz discussed the level of participation from town businesses, local artists, and local photographers and not for profits as well as participation from the Hamilton Heights School Corporation. Discussion continued about the event. Paul Munoz discussed the focus of bringing people in at lunch time to patronize our local restaurants and businesses. Paul Vondersaar commended Paul Munoz on the idea and the event.

8. PRESIDENTS REPORT:

NONE

9. LEGAL COUNSEL REPORT:

NONE

10. COMMENTS FROM COMMISSION MEMBERS:

Tim Fonderoli discussed the death of former Plan Commission member, Bruce Pickett.

11. PUBLIC COMMENT

NONE

12. NEXT PLAN COMMISSION MEETING

May 9th, 2012 @ 7:00 p.m.

12. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Tim Fonderoli made the motion to adjourn the meeting and Brett Foster seconded the motion. All members present were in favor and the meeting was adjourned at 7:40 p.m.



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Signature on Official Documents!

Dan Strong, 2012 C/JT Plan Commission-President

Stephen Zell, 2012 C/JT Plan Commission-Vice President

Mark Thomas, 2012 C/JT Plan Commission Secretary

Kelly Gunn, 2012 C/JT Recorder

Date: _____