



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## PETITIONERS:

Cicero Nail and Spa  
Morse Lake Inboards  
TJ's Family Thrift Store

## CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 08/08/12

President Dan Strong called the August Session of the Cicero/Jackson Township Plan Commission meeting to order at 7:01 pm.

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

**PRESENT:** Dan Strong-President  
Stephen Zell-Vice President  
Mark Thomas-Secretary  
Dennis Schrumph  
Chris Lutz  
Brett Foster  
Kelly Gunn-Recording Secretary  
John Culp-Legal Counsel

**ABSENT:** Paul Vondersaar  
David Martin  
Tim Fonderoli  
Paul Munoz-Plan Director

### 1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 6 of 9 members present at 7:02 pm.

### 2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 07/11/12. Stephen Zell made a motion to approve the meeting minutes as submitted and Mark Thomas seconded the motion. All members present were in favor.



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### 3. OLD BUSINESS

**NONE**

### 4. NEW BUSINESS:

- **Docket #: PC-0712-011-NC**  
**Petitioner: Cicero Nail and Spa**  
**Property Owner: Thong Ho**  
**Proposed Address: 109 S. Peru St.**  
**Cicero, IN 46034**

Aesthetic Review Overlay District: Aesthetic Review of proposed parking lot, exterior and sign package.

Mr. Ho came before the board to discuss his proposed sign package and parking lot layout. Stephen Zell asked the petitioner if he purchased the building located at 109 S. Peru St. and Mr. Ho stated he did. Mr. Ho stated that he is moving his current business to this location from the previous location which was next door. President Dan Strong asked about the garage behind the building and if Mr. Ho owned the garage. Discussion of this topic continued amongst members of the board.

President Strong discussed the fact that the proposed parking lot area is considered a front yard and if it is approved tonight, it would be contingent upon the Board of Zoning and Appeal's approval as well. Discussion of this topic continued. Mr. Ho said that he is only looking to have 2 to 3 parking spots within the lot. Discussion of the number of spots continued. President Strong asked for clarification on the diagram and Mr. Ho discussed his diagram of the proposed parking lot. Chris Lutz asked if 2 parking spots would require approval from the BZA. Dan Strong discussed this topic and stated that he believes so due to the front yard situation. Chris Lutz asked how many parking spots are on the premises currently and Stephen Zell stated none, that all they have is on-street parking. Discussion about the proposed parking plans continued amongst the members of the board and the petitioner. Legal Counsel John Culp discussed the BZA process and the need for their approval to the petitioner. Discussion about the signage and parking for the previous business which was located at the property took place. John Culp stated that some signage is grandfathered in and that he believes that the previous Booker realty sign was such a sign. Discussion of this topic continued.

Chris Lutz asked about the flow of traffic for pedestrians and vehicles. The board members and the petitioner discussed this. Stephen Zell asked where the employees would park. Mr. Ho stated that all of the employees are family members who reside at the home, so their vehicles would be parked at the residence. Dan Strong asked what the square footage of the building is. Mr. Ho stated approximately 3200 square feet. Mark Thomas asked how many square feet of the building would actually be used for the salon. Mr. Ho stated approximately 1400 square feet. Dan Strong stated that Mr. Ho would need roughly 7 parking spots for the business between on-street parking and the parking lot.



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President Strong began discussing the proposed signage package. President Strong stated that the petitioner is well below the maximum 100 square feet. Discussion of the Booker Realty sign being grandfathered in again took place. The petitioner discussed the placement and location of his proposed signage and discussion of this continued amongst Mr. Ho and the board members. Chris Lutz stated that he is not fond of neon lighted signs; however he has rarely noticed the nail salons signs in the past. Chris Lutz asked the petitioner if he turns these lighted signs off at night. Mr. Ho stated that he does turn off the "Open" sign, but tends to leave the "Nails" sign on for advertisement. Materials that will be used for the signage were discussed. General Discussion about the signage package continued.

Stephen Zell made a motion to approve the proposed parking lot with 3 marked parking spaces for customers contingent upon approval of the BZA. Brett Foster seconded the motion. Dan Strong, Chris Lutz, Dennis Schrupf, Brett Foster and Mark Thomas voted yes. Stephen Zell voted no. Parking Lot was approved contingent upon BZA approval.

Stephen Zell made a motion to approve the sign package as submitted and Chris Lutz seconded the motion. All members present were in favor.

- **Docket #: PC-0712-012-C1**  
**Petitioner: Morse Lake Inboards**  
**Property Owner: Doug White**  
**Proposed Address: 7770 E. 236<sup>th</sup> St.**  
**Cicero, IN 46034**

Aesthetic Review Overlay District: Aesthetic Review of proposed parking lot and fence.

Mr. White came before the board and to discuss his proposal for a gravel parking lot and a fenced in storage area for his business. Dan Strong asked if the petitioner has a lot currently and it currently has gravel in it. Mr. White stated yes. Mr. White explained that he was unaware that he had to go through this process for the gravel parking lot and that once Planning Director Paul Munoz made him aware of this, he has done everything required of him. Dennis Schrupf asked if the gravel lot will be used for storage of boats and watercraft and the petitioner stated yes. Chris Lutz asked the petitioner what materials would be used for the fence. The petitioner explained this and discussed the information that he provided to the board members. Stephen Zell asked about the petitioner's lighting plans and Mr. White stated that he was looking for recommendations from the board for lighting, and he discussed his current lighting situation on the property. Mr. White stated that he would like to put security lighting out in the storage lot. Discussion of this topic continued.

President Strong asked the petitioner if he had any current plans for signage of any type. Mr. White stated that he did not have any such plans at this time. Chris Lutz asked for clarification of where the fence would be and Mr. White showed him on the diagram. Discussion of the location of the white vinyl fence vs. the chain link fence took place. There were no further questions or comments from the board members.



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Stephen Zell made a motion to approve the parking lot and privacy fence with the stipulations that the fencing consist of vinyl material facing the South side of the lot and chain link material facing the West side of the lot, that the parking lot be used for storage only, that there would be no signage and that the approval tonight is contingent upon the approval of the BZA at the upcoming August meeting. Chris Lutz seconded the motion and all members present were in favor.

- **Docket #: PC-0712-013-DC**  
**Petitioner: TJ's Family Thrift Store (Tim and Janet Staton)**  
**Property Owner: James Crays**  
**Proposed Address: 50 N. Peru St.**  
**Cicero, IN 46034**

Aesthetic Review Overlay District: Aesthetic Review of sign package and exterior paint colors.

Mr. Staton came before the board to discuss his proposal to open a Thrift Store and the proposed exterior aesthetics and sign package for the store. Mr. Staton asked if because there were sign poles already existing, could the proposed sign be grandfathered in. Discussion of this topic took place. Mr. Staton described his plans for the store's signage. President Strong asked if the petitioner had any plans for future signage other than what was discussed tonight. Mr. Staton stated that the only other sign that he would like to have would be an 8.5" x11" Hours of Operation sign on the front door. Discussion of future signage took place. President Strong discussed what the ordinance allows for a projecting sign and stated that it is 3x4 not 3x5 and Mr. Staton said that he would be fine with that. Stephen Zell asked what areas of the building would be painted and Mr. Staton discussed this as well as the proposed colors. The board members discussed the paint colors and discussion of the proposed exterior aesthetic changes continued. Legal Counsel John Culp asked the owner of the building to come forward and state for the record that the petitioner has permission to speak on his behalf. James Crays of 10192 E. 256<sup>TH</sup> St. Cicero, IN 46034 stepped forward and stated that he has no objections to Mr. Staton speaking on his behalf and that he supports his proposed business and the proposed plans. There were no other comments or questions from the board members in reference to the proposal. Mark Thomas made a motion to approve the paint and exterior changes with a time allowance of 1 year for the petitioner to get the entire building painted as well as to approve the sign package. Brett Foster seconded the motion and all members were in favor.

5. PLAN DIRECTORS REPORT:

NONE

6. PRESIDENTS REPORT:

President Dan Strong and the members of the board discussed the Sidewalk Ordinance.

7. LEGAL COUNSEL REPORT:

**NONE**

8. COMMENTS FROM COMMISSION MEMBERS:

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**NONE**

## 9. PUBLIC COMMENT

James Crays  
10192 E. 256<sup>th</sup> St.  
Cicero, IN 46034

Mr. Crays, the owner of the building where TJ's Family Thrift Store is about to open discussed the ongoing drainage issues that he is having. Mr. Crays discussed the flooding that is occurring in the store and the issues that he is having with his neighbor, Cliff Carley. Discussion took place about this topic and whether it was an issue that the Town of Cicero needed to address or whether it was a civil matter between the 2 neighbors. Legal Counsel John Culp stated that more research into this matter needed to be done and that discussion needed to be had amongst the Town Council and the Department Heads. John Culp stated that once they have done the proper research into the alley and who it belongs to, they will get back to Mr. Crays and Mr. Staton.

## 10. NEXT PLAN COMMISSION MEETING

**September 12th, 2012 @ 7:00 p.m.**

## 11. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Brett Foster made the motion to adjourn the meeting and Dennis Schrupf seconded the motion. All members present were in favor and the meeting was adjourned 8:31 at p.m.

### ***Signature on Official Documents!***

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Dan Strong, 2012 C/JT Plan Commission-President

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

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Mark Thomas, 2012 C/JT Plan Commission Secretary

\_\_\_\_\_  
Kelly Gunn, 2012 C/JT Recorder

Date: \_\_\_\_\_