



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Cicero Market
Community Bank

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 07/11/12

President Dan Strong called the July 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
Stephen Zell-Vice President
Mark Thomas-Secretary
David Martin
Dennis Schrupf
Tim Fonderoli
Chris Lutz
Paul Munoz-Plan Director
Kelly Gunn-Recording Secretary

ABSENT: Brett Foster
Paul Vondersaar
John Culp-Legal Counsel

1. DECLARATION OF QUORUM:

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

2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 06/13/12. Stephen Zell made a motion to approve the meeting minutes as submitted and Tim Fonderoli seconded the motion. All members present were in favor.



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3. OLD BUSINESS

- **Docket #: PC-0412-007-NC**
Petitioner: Cicero Market (Brett Morrow)
Property Owner: Brett Morrow
Proposed Address: 40 E. Buckeye St.
Cicero, IN 46034

Aesthetic Review Overlay District: Additions and corrections to Aesthetic Review plans.

Mr. Morrow came before the board and discussed the changes to his original plans due to issues with the setbacks. Mr. Morrow referenced the new diagrams and site plans that he submitted to the members of the board and the Planning Director. Mr. Morrow discussed the aesthetics of the Storage area and how they will match and compliment what already exists.

Mr. Morrow discussed the proposed sign package for Cicero Market. Mr. Morrow stated that he is well below the maximum allotted square footage that is allowed and that he will be putting up a monument style street sign. Mr. Morrow discussed the design, size and proposed location of the sign. President Dan Strong asked if the sign would be illuminated. Mr. Morrow discussed that there will only be interior illumination of the sign and that there will be spotlights shining onto the sign but they will not be a nuisance to the neighbors of the market. President Strong asked Mr. Morrow if he knew what the total square footage of his signage would be. Mr. Morrow stated that he believed it was approximately 73 sq. feet. Discussion of lighting and the sign package continued amongst the members of the board and the petitioner.

Plan Director Paul Munoz discussed the setback requirements on the property and gave a brief background on Mr. Morrow's original plans. Chris Lutz asked where the vent would be located on the building and Mr. Morrow described its location. Discussion of the exterior aesthetics took place. President Dan Strong stated that the monument sign would be contingent upon BZA approval if it does not adhere to the ordinances that are currently being enforced. There were no further comments or questions from members of the board.

Stephen Zell made a motion to approve the dumpster, storage and cooler facilities as well as the sign package as presented with the understanding that the monument sign is contingent upon BZA approval if it does not meet the Town's ordinances. Tim Fonderoli seconded the motion. All members present were in favor and the docket was approved.

4. NEW BUSINESS:

- **Docket #: PC-0612-010-NC**
Petitioner: Community Bank
Property Owner: Community First Bank
Proposed Address: 1100 S. Peru St.
Cicero, IN 46034

Aesthetic Review Overlay District: Aesthetic Review of exterior remodel on commercial building.



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David Baitz from Community Bank came before the board to discuss their proposal to add offices to the East side of the building and to dress up the exterior aesthetics of the building by adding grey brick, a pitched roof and by moving the ATM machine. Mr. Baitz discussed the proposed changes and the diagrams that were submitted to the board members. President Dan Strong asked Mr. Baitz if he would be making any changes to the signage and Mr. Baitz stated that there would no changes at this time. Paul Munoz stated that the setbacks will meet all previous requirements, so the petitioner has no issues there. Stephen Zell asked about any proposed changes to the parking lot. Mr. Baitz stated that he doesn't believe that any changes will be made to the parking lot at this time. Mr. Baitz stated that after the construction has been completed, they will be resealing the parking lot, but that is it. Stephen Zell asked if the pictures that were included in the informational packet were what the building would look like after completion of the renovations. Mr. Baitz stated that it would look pretty much identical to what was provided. President Strong asked if there would be any changes in landscaping. Mr. Baitz stated no. Board member Dennis Schrupf disclosed for the record that his wife is an employee of Community Bank and that he can recuse himself from this hearing if it presents a conflict of interest. President Dan Strong asked Dennis Schrupf if he had any financial stake or holding in Community Bank and Dennis stated no. President Strong stated that he saw no need for Dennis Schrupf to recuse himself from the hearing. There were no other questions or comments from the board members in reference to this docket.

Tim Fonderoli made a motion to approve the docket as presented and Stephen Zell seconded the motion. All members present were in favor.

5. PLAN DIRECTORS REPORT:

Paul Munoz discussed the draft copy of the Outdoor Seating Ordinance that the members received and asked for their thoughts and input. Stephen Zell stated that he thought that Paul made some great clarifications in this draft. Dan Strong discussed the fee schedule reductions and the reasons behind that. Discussion occurred in reference to the liquor service findings as well as the noise ordinance, available parking, liability insurance and how they relate. Discussion continued.

Paul Munoz discussed the upcoming Comprehensive Plan Kick Off meeting with KK Gerhart-Fritz and what would be discussed at the meeting. Paul discussed his plans to give her a tour of the area to give her a better understanding of what has worked in the past, what has not worked, what areas have been problem areas, etc. Discussion continued on this topic.

Paul Munoz discussed the 2013 budget. Paul stated that for the most part, the budget is staying the same. He did move a few line items around and did allow for funding for a new Plan Commission vehicle as the current vehicle is not in good shape. Discussion of possible vehicle options took place.

Stephen Zell asked about the status of the Waterfront property and if there were any updates on it. Paul Munoz stated that the owners of the property have approached the EDC about a few different projects but they have been unrealistic with their expectations and what they are asking. Discussion continued about this topic.



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6. PRESIDENTS REPORT:

NONE

7. LEGAL COUNSEL REPORT:

NONE

8. COMMENTS FROM COMMISSION MEMBERS:

NONE

9. PUBLIC COMMENT

Tim Staton

50 N. Peru St.

Cicero, IN 46034

Mr. Staton came before the board to discuss his intent and desire to open a thrift store in Cicero. Current zoning of the area was discussed and it was found that the building is actually contained within a Downtown Commercial zoning district, so Mr. Staton will not need to come before the BZA for a Land Use Variance. Dan Strong discussed the fact that a thrift shop would fall under same category as an antique shop or retail shop which is permitted in a Downtown Commercial zoning district. Parking in this area was discussed. Paul Munoz discussed what would be included in the AROD process that Mr. Staton will need to go through with the Plan Commission.

10. NEXT PLAN COMMISSION MEETING

August 8th, 2012 @ 7:00 p.m.

11. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Tim Fonderoli made the motion to adjourn the meeting and Mark Thomas seconded the motion. All members present were in favor and the meeting was adjourned 7:55 at 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: _____