



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Cicero Market
RDK Photography
HAND, Inc.

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 06/13/12

President Dan Strong called the June 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
Paul Vondersaar
Chris Lutz-Arrived at 7:05 pm
Aaron Culp- Legal Counsel

ABSENT: Paul Munoz-C/JT Planning Director
Brett Foster

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 7 of 9 members present at 7:02 pm. Plan Commission member Chris Lutz arrived at 7:05 pm making it an 8 member board for the evening.

2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 05/09/12. 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

- **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.

President Dan Strong asked Legal Counsel Aaron Culp if the board should move on to another agenda item as a representative from Cicero Market had not yet shown up to the meeting. Aaron Culp stated that would be fine. President Strong asked Legal Counsel Aaron Culp if the docket would be tabled if no one showed up to represent Cicero Market and Aaron Culp stated yes.

- **Docket #: PC-0412-006-R3**
Petitioner: HAND, Inc.
Property Owner: Estate of Joe Booker
Proposed Address: 301 N. Peru St.
Cicero, IN 46034

Rezone: To rezone the property from an R3 Medium Lot, Medium Home Residential to an R6 Multi Family Residential, for the purpose of building one building with five (5) units designed for senior living 62 and older.

Stephanie Burdick, a representative from HAND, Inc. discussed last month's Plan Commission meeting and the outcome and what was requested of them. Ms. Burdick discussed the new proposal and the changes and revisions that were made to the site plan that now addressed all of the concerns that the board members had previously. Ms. Burdick discussed the decrease in the number of units from 8 units to 5 units. Ms. Burdick passed around a diagram that showed the elevations of the proposed project and discussion of the site plan and project continued. Ms. Burdick discussed the letter that she included in the informational packet that addressed some of the concerns of the board members. Ms. Burdick discussed why Hand, Inc. chose Cicero as the target community for the project. Discussion continued in reference to this topic. President Strong discussed the Open House that HAND held at their facility in Sheridan and the quality product that they have. President Strong discussed how well kept the property was, how nice the exterior of the units were and that they shared a lot of information and gave a very nice presentation. President Strong asked about the movement of the Rain Garden and Michelle Westermeier from HAND, Inc discussed the purpose, design and proposed placement of the Rain Garden.

Paul Vondersaar had some questions about roof pitch, elevations, and setbacks and discussion occurred about those topics amongst the members of the board and the petitioners'. Stephen Zell asked about plans for fencing and whether there is existing fencing on the property. Ms. Burdick stated that they would propose a fence along the East side of the property. President Strong asked if there is currently a North-South fence existing on the property and Ms. Westermeier stated that she does not



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believe so. Discussion continued about the proposed fencing plan. President Strong asked about the facades of the units and Ms. Burdick spoke about the materials that they plan on using. Discussion about the exterior of the buildings continued.

President Strong asked if there were plans to add a sidewalk along State Road 19 for residents' safety as they will primarily be traveling by foot to utilize nearby local amenities. Ms. Burdick stated that if there is a desire from the board to do so, they could definitely add one. President Strong discussed the town's previous precedent of having project's such as these and business developments add sidewalks when they are applicable and are necessary for safety and aesthetic purposes. Discussion of this topic as well as the aesthetics of the proposed project continued.

Stephen Zell made a motion to open the Public Hearing and Chris Lutz seconded the motion. All members present were in favor. No comments from the public. Paul Vondersaar made a motion to close the public hearing and Mark Thomas seconded the motion. All members present were in favor, and the Public Hearing was closed.

President Strong discussed the two commitments that the board discussed and agreed upon that would be included in the recommendation to the Town Council. Those two commitments were that HAND, Inc put a sidewalk along State Road 19 as well as install a fence along the East side of the property. Steve Zell made a motion to make a favorable recommendation to the Town Council for this proposal with the commitments that HAND, Inc a North-South sidewalk along State Road 19 as well as a fence to be installed along the East side of the property. Paul Vondersaar seconded the motion. All members present were in favor and the favorable recommendation was passed.

4. NEW BUSINESS:

- Docket #: PC-0612-009-NC
Petitioner: RDK Photography (Brian Redding)
Property Owner: AME, LLC
Proposed Address: 120 S. Peru St.

Cicero, IN 46034

Aesthetic Review Overlay District: Aesthetic Review of Sign package for photography business.

Brian Reddick came forward before the board to discuss his proposed window signage for his photography business. Mr. Reddick discussed the color, size and materials of the proposed signage that will be installed by The Hoosier Sign Guy. President Strong asked the petitioner if he had any plans to add any additional signage other than what he has proposed tonight and the petitioner stated possibly something for the roof in the future but he is unsure at this time. The petitioner discussed the proposed electronic "Open" sign that he would like to place in the window. President Strong discussed what the ordinance allows and how it is prohibited to have a flashing and/or neon sign and the petitioner stated that it would not be flashing. Discussion of this topic continued.



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President Strong and Paul Vondersaar discussed permanent temporary display space with the petitioner as well as the total amount of square footage allowed for the petitioner's signage. Discussion continued in reference to this topic amongst the members of the board and the petitioner.

Paul Vondersaar made a motion to approve the docket to allow the permanent signage to be up to 24 inches by 40 inches with the permanent temporary display area to be up to 24 inches by 36 inches in the same window as well as an LED "Open" sign that is not flashing. Stephen Zell seconded the motion. All members present were in favor.

President Strong entertained a motion to table PC-0412-007-NC as there were no parties present to represent the proposal. Tim Fonderoli made a motion to table until the July meeting and Mark Thomas seconded the motion. All members present were in favor.

5. PUBLIC COMMENT:

NONE

6. PLAN DIRECTORS REPORT:

President Strong (in place of Planning Director, Paul Munoz whom was absent) discussed the Comprehensive Plan Funding and the fact that it has been approved by the Town Council and Jackson Township. The process will move forward with the plan starting next month.

7. PRESIDENTS REPORT:

President Strong thanked the board members for their patience and assistance in working through the agenda items tonight. President Strong believed that the discussion was good and thorough.

8. LEGAL COUNSEL REPORT:

NONE

9. COMMENTS FROM COMMISSION MEMBERS:

NONE

10. PUBLIC COMMENT

NONE

11. NEXT PLAN COMMISSION MEETING

July 11th, 2012 @ 7:00 p.m.

12. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Paul Vondersaar made the motion to adjourn the meeting and Mark Thomas seconded the motion. All members present were in favor and the meeting was adjourned 7:40 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: _____