



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Homestead Country Store, LLC

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 03/14/12

President Dan Strong called the Cicero/Jackson Township Plan Commission meeting to order at 7:00 pm.

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

PRESENT: Dan Strong-President
Stephen Zell-Vice President
Chris Lutz
Dennis Schrupf
Brett Foster
Tim Fonderoli
Paul Vondersaar
Paul Munoz-C/JT Planning Director
Kelly Gunn- Recording Secretary

ABSENT: Mark Thomas
David Martin

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 7 of 9 members present.

2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 02/08/12. Stephen Zell made a motion to approve the meeting minutes as submitted and Tim Fonderoli seconded the motion. All members present were in favor.

3. OLD BUSINESS

NONE

4. NEW BUSINESS:



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

Docket #: PC-0312-002-DC

Petitioner: Homestead Country Store, LLC/Doug and Cindy Henderson

Proposed Address: 30 W. Jackson St.

Cicero, IN 46034

Aesthetic Review: Review and approval of signage for new storefront in downtown

Doug Henderson came before the board and explained their proposed Antique Store and the sign package that they would like to have approved. Mr. Henderson stated that the sign will be on the left large window on the front of the building. Mr. Henderson stated that the smaller pictures that he brought with him represent the Open/Closed sign and the Hours of Operation sign which will be posted on the door. Mr. Henderson brought diagrams of the signage that will be placed on the door of the business and he passed those around to the members of the board.

President Strong asked the petitioner what type of business he is opening. Mr. Henderson stated that he will run an antique and small gift store that will also have home décor for sale. Mr. Henderson stated that over 50% of the store would contain antiques and collectibles and the rest will be home decor and consignment items. Mr. Henderson stated that they will give people the option of renting space to sell their goods or doing consignment on a 60/40 split.

President Strong discussed the AROD ordinances that apply to tonight's docket. Paul Vondersaar asked if the black on the diagram is supposed to represent the window or will. The petitioner stated that the black represents the window. Stephen Zell discussed the petitioners' hours and days of operation. Mr. Henderson stated that during the first two weeks that they are open, they will have a flexible schedule to allow consignors the opportunity to drop things off. Mr. Henderson stated that after that period, they will adhere to the normal hours of operation. Permanent display space in the windows was discussed amongst the members of the board and the petitioner. Paul Munoz suggested that the board allow no more than what the window sign is going to be which is 12 sq ft or 30%, whichever is largest. The board was in agreement. Paul Vondersaar discussed the fact that the particular area being discussed can be constantly changed. Cliff Carley, owner of the building discussed the size of the windows and the desire to have 20 square feet and the logic behind that request. Paul Vondersaar stated that he thinks that he would like to see it be 10 square feet on the opposite window from the permanent sign. Discussion continued about square footage amongst the members of the board. 12.5 square feet on the right window was agreed upon by the board.

Stephen Zell asked about the anticipated opening date and the petitioner stated by the beginning of the month, so April 4th, 2012. President Strong asked about the petitioner using the existing awning for signage. The petitioner stated that he would like to cover the existing sign on the awning, but wants to keep the awning intact. President Strong asked if the petitioner would have any outside storage and the petitioner stated no. Mr. Henderson asked about having a sandwich style sign outside of the business. President Strong stated that they cannot allow it due to a city ordinance that prohibits things being placed on the sidewalk. President Strong asked whether the petitioner would have any lighting on the signs and Mr. Henderson stated no. Paul Vondersaar asked for clarification on the awning and what the petitioner plans on doing with it. Mr. Henderson stated that their intentions are to return the awning to its original shape and will not have any

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signage or advertising on the awning. Stephen Zell made a motion to approve the proposed signage and Dennis Schrupp seconded the motion. All members present were in favor.

Economic Development Presentation:

Dick Huepel from Ball State Building Better Communities came to discuss what is Economic Development and its role in Indiana.

5. PUBLIC COMMENT:

NONE

6. PLAN DIRECTORS REPORT:

NONE

8. PRESIDENTS REPORT:

NONE

9. LEGAL COUNSEL REPORT:

NONE

10. COMMENTS FROM COMMISSION MEMBERS:

Stephen Zell stated that he appreciated that presentation that was given and he thanked Plan Director Paul Munoz for setting it up.

11. PUBLIC COMMENT

NONE

12. NEXT PLAN COMMISSION MEETING

April 11th, 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 Paul Vondersaar seconded the motion. All members present were in favor and the meeting was adjourned at 8:02 p.m.

Signature on Official Documents!

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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: _____