



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Casey Construction (Cliff Carley)

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 09/12/12

President Dan Strong called the September Session of 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
Mark Thomas-Secretary
Dennis Schrumph
Chris Lutz
Brett Foster
Paul Vondersaar
Tim Fonderoli
Kelly Gunn-Recording Secretary

ABSENT: David Martin
Paul Munoz-Plan Director
John Culp-Legal Counsel

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 8 of 9 members present at 7:00 pm.

2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 08/08/12. 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-0312-003-DC**
Petitioner: Casey Construction Co. LLC (Cliff Carley)
Property Owner: Casey Construction Co. LLC (Cliff Carley)
Proposed Address: 30 W. Jackson St.
Cicero, IN 46034

Aesthetic Review Overlay District: Aesthetic Review of proposed sign package.

Mr. Carley came before the board to discuss his proposed signage. Mr. Carley briefly discussed his desired location for the sign (on the 2nd floor, West side) of his building as well as his desire to be able to change the sign for the purpose of advertising his various businesses. Mr. Carley discussed the dimensions of the sign and stated that it would be approximately 32 square feet total. Stephen Zell asked for clarification of the placement of the sign and Mr. Carley stated that it would be on the West side of the building. Tim Fonderoli asked what exactly would be on the signs that Mr. Carley is proposing. Mr. Carley compared the proposed signage to the billboard near the Stoplight on State Road 19. Discussion of this topic took place. Stephen Zell asked if this is a permanent sign that would be changeable and Mr. Carley answered yes. Stephen Zell asked if the sign would be lit and Mr. Carley stated that he had no plans for lighting. Chris Lutz asked President Dan Strong where this type of sign fits within the ordinances, what exactly it would be classified as. Discussion of this topic occurred amongst the members of the board. Paul Vondersaar discussed the existing sign frame on the building and its current condition. Discussion of the frame and its origin took place. President Strong discussed the square footage that is permitted for the entire building, which is 60 square feet, and that the board needs to know how much signage Erika's Place currently has as it would affect how much Mr. Carley would be allotted. Discussion of this topic and the possibility of Mr. Carley going before the BZA for a variance for additional square footage took place. Brett Foster asked if the board could pass the docket tonight contingent upon Plan Director Paul Munoz verifying the square footage that Mr. Carley would be allowed. Discussion of this topic continued amongst the members of the board.

Chris Lutz discussed and outlined some of his concerns about the proposed signage. Mr. Carley stated that he has no desire to place a neon lighted sign Downtown or anything that would take away from the look of the town. He would like his signage to be simple. Mr. Carley discussed his desire to possibly rent that advertising space out to other parties to advertise as well. Discussion of this topic and whether that is permitted under the ordinances took place. President Dan Strong discussed the definitions of a Wall Sign and a Billboard as defined in the ordinances. The board members discussed this topic. President Strong asked the petitioner if he knew what the height of the sign was and they discussed this topic. Mark Thomas asked about the proposed materials that would be used for the signage and Mr. Carley stated that it would be approximately one quarter inch aluminum on both sides with a vinyl core on the inside. Discussion of what the other signs that Mr. Carley would be putting up took place. Mr. Carley described the other signs that he currently has. Stephen Zell



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discussed his concerns and the fact that he is struggling with approving something that he doesn't have proper examples of. Discussion of tabling this petition until next month when Mr. Carley can provide more information took place. Chris Lutz discussed the fact that the board should come up with concrete guidelines to give the petitioner for him to meet when he comes back next month so that the board would be satisfied. President Strong asked the petitioner if he had ever considered putting a changeable copy sign in that location and Mr. Carley stated no. Mr. Carley discussed his reluctance to do a changeable copy sign and his reasons why it's an unfavorable option to him. Discussion of this topic continued amongst the board members and Mr. Carley.

Paul Vondersaar discussed his concerns of the height of the sign and the fact that the board would be allowing a billboard in the Downtown area, and he asked the question, where does the board go from here if they approve such a sign. Paul Vondersaar stated that he believes that such a decision would open the floodgates to other petitioner's wanting similar high signage and asked the board if that is something that they want to see in Cicero. Discussion of this topic continued. Paul Vondersaar asked Mr. Carley if he had any intentions of changing the frame of the sign. Mr. Carley discussed his thoughts on the frame and that he could possibly wrap it with aluminum. Paul Vondersaar stated that he would like to see something done with the frame of the sign as the current wood frame is not going to last and he does not like the aesthetics of it currently. Discussion continued in reference to the options for potential signage for the petitioner and whether the docket should be tabled until the next meeting so that the petitioner can provide additional information.

Tim Fonderoli stated that he believed that this item should be tabled and that the petitioner needs to come back next month with at least 3 samples of the potential signage or as many that he can think of since he would be changing it on a regular basis. Tim Fonderoli also requested that Paul Munoz determine how much available square footage is left for signage on that particular building. The petitioner was also asked to measure the height of the sign from the street. President Strong suggested that the members of the board take a look at the Town as well as surrounding towns and cities and to get a feel for what they see and like and/or dislike for high signage in their Downtown areas. Tim Fonderoli made a motion to table this petition until next month's meeting so that the petitioner can provide additional information including more sign samples. Stephen Zell seconded the motion. All members present were in favor.

5. PLAN DIRECTORS REPORT:

President Strong discussed the Comp Plan Steering Committee Meeting that he attended as Plan Director Paul Munoz was absent from the meeting due to illness. President Strong discussed the upcoming events in regards to the Comp Plan process and gave a general update to the board members.

6. PRESIDENTS REPORT:

NONE

7. LEGAL COUNSEL REPORT:

NONE



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8. COMMENTS FROM COMMISSION MEMBERS:

NONE

9. PUBLIC COMMENT

NONE

10. NEXT PLAN COMMISSION MEETING

October 10th, 2012 @ 7:00 p.m.

11. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Paul Vondersaar made the motion to adjourn the meeting and Tim Fonderoli seconded the motion. All members present were in favor and the meeting was adjourned 8:05 at p.m.

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: _____