



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Greg Klopstad (Dairy Queen)

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 12/11/13

President Dan Strong called the December 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: President Dan Strong
Vice President Stephen Zell
Secretary Mark Thomas
Dennis Schrumpf
Eric Hayden
John Culp-Legal Counsel
Paul Munoz- C/JT Plan Director
Kelly Gunn- Recording Secretary

ABSENT: David Martin
Tim Fonderoli
Paul Vondersaar
Christopher Lutz

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 5 of 9 members.

2. APPROVAL OF MINUTES:

Stephen Zell made the motion to approve the 11/13/13 minutes and Mark Thomas seconded the motion. All members were in favor.



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3. OLD BUSINESS

Docket #: PC-0413-009-NC

Petitioner: Greg Klopstad (Dairy Queen)

Property Address: 90 S. Peru St.

Cicero, IN 46034

Review of previously approved AROD (Petitioner is proposing additional signage on property)

Petitioner Greg Klopstad and his Contractor, Bill Bolander were present to discuss the additional signage that is being proposed on site. Plan Commission President Dan Strong explained to the petitioner that in order for their request to pass, that they would need all five affirmative votes, and he explained that they did have the option to table their request until next month's meeting. The petitioner stated that he would like to proceed.

Mr. Bolander came forward and discussed the proposed changes to the sign package. Mr. Bolander discussed the Corporate Dairy Queen requirements and the fact that the changes are what Corporate is requesting, and not necessarily what Mr. Klopstad would choose. Mr. Bolander stated that the proposed changes are very comparable to what is existing, and that it is a cost efficient option for Mr. Klopstad. Plan Director Paul Munoz stated that the existing pole signs are not currently allowed within the ordinances, but they are grandfathered in. Paul Munoz stated that the pole signs can be changed if they stay the same size or if the square footage of the signs is reduced. President Strong stated that because it is the same use and the same ownership, that qualifies the pole signs to be grandfathered in. President Strong discussed the "Grill and Chill" sign that is being proposed on the East elevation of the building. Dennis Schrupf commented that the current upgrades and changes that have been made to the façade look very nice. Stephen Zell complimented the plans that were submitted by the petitioner. There were no other questions or comments from the board members.

Stephen Zell made a motion to approve the proposed changes to the sign package and stated for the record that the pole sign is grandfathered in, and that the pole will remain intact as previously discussed. Eric Hayden seconded the motion. All members present were in favor.

4. NEW BUSINESS

NONE

5. PLAN DIRECTORS REPORT:

Plan Director Paul Munoz discussed the Final Report/project from the Ball State University Planning Dept. Grad Students. Paul Munoz stated that the students chose the NRG property as their focus and discussed the work that the students completed as well as their presentation. The three ideas they came up with for the NRG site were: a Community Center and new business incubator, a New Town Hall facility and Senior Housing. The students chose the Community Center and new business incubator. Paul Munoz discussed the grant and funding

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opportunities that exist for a project of that nature. Paul Munoz stated that the presentation was very well put together and extremely organized and interesting. Paul Munoz stated that a PowerPoint presentation will be put together to be presented to the Town Council at a later date. Paul stated that Parks Superintendent, Charlie Cambre, and EDC President Brett Morrow accompanied him to the Ball State campus to attend the presentation. Discussion of the presentation and project continued amongst the members of the board and the Plan Director. Mark Thomas asked when the last time was that a viable business existed on that site. Paul Munoz stated that he believes it was 2010. Discussion of the current condition of the site and building took place. Mark Thomas asked if there were environmental issues on site currently. Paul Munoz discussed the history of the property and what businesses were located there previously. Discussion of the environmental issues and concerns on site continued.

6. PRESIDENTS REPORT:

President Dan Strong thanked Plan Commission Office Secretary Kelly Gunn for all of her assistance during Paul Munoz's medical leave.

President Strong discussed the ongoing issue at the storage units owned by David McGill. Legal Counsel John Culp said that he will continue to research this issue and topic and will get something prepared for the Plan Commission as soon as possible.

President Strong briefly discussed the upcoming officer elections for the 2014 Plan Commission. President Strong thanked the board for their assistance and cooperation during Plan Director Paul Munoz's medical leave.

7. LEGAL COUNSEL REPORT:

NONE

8. PUBLIC COMMENT

NONE

9. COMMENTS FROM COMMISSION MEMBERS:

Paul Munoz requested that the board members stop by the office to see the changes that have been made to the interior. Paul Munoz stated that he is attempting to make the office more inviting to the public. President Strong stated that he really likes the new paint colors and changes that have been made.

Eric Hayden asked about the timeline and for any updates on the Waterfront project. Paul Munoz stated that the property owner/developer stated that he would be submitting finalized plans in the very near future. Dan Strong discussed the issues the owner is having with the location of the kitchen and the fact that this is delaying his plans. Dan Strong discussed the fact that the developer is waiting on the State Design Release. Discussion of this topic continued.



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Eric Hayden inquired about the issues with the new CVS location the house directly to the North of the CVS location. Paul Munoz discussed this briefly. President Strong asked what the issues were and Paul Munoz stated that there were some landscaping issues along with driveway issues. Discussion of these items continued amongst the members of the board.

Mark Thomas inquired about the property which is owned by Stan Widows, which is located directly across the street from Dollar General. Mark Thomas inquired about the vehicles parked on-site. Plan Director Paul Munoz stated that as long as the vehicles have valid license plates, and belong to the owner and they are not selling them for a 3rd party, that he can have them parked there. Discussion of this topic continued.

Stephen Zell asked about the Cicero Fun Factory sign on the side of their building as well as about the motor home/camper that is sitting on the premises. Paul Munoz stated that he will look into both issues and follow up with the board as soon as possible. Discussion of older vehicles, trailers, etc sitting in various locations throughout town took place.

10. NEXT PLAN COMMISSION MEETING

January 7th, 2014 @ 7:00 p.m.

11. ADJOURNMENT:

Dennis Schrupf made a motion to adjourn and Eric Hayden seconded the motion. All members present were in favor and the meeting was adjourned at 7:52 pm.

Signature on Official Documents!

Dan Strong, 2013 C/JT Plan Commission-President

Stephen Zell, 2013 C/JT Plan Commission-Vice President

Mark Thomas, 2013 C/JT Plan Commission Secretary

Kelly Gunn, 2013 C/JT Recorder

Date: _____