



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## PETITIONERS:

Koumbari LLC (Property Owner) Alex Mejia/La Cascada (Tenant)  
McDonald's Corp/Dan and Terri Strong

## CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 02/13/13

President Dan Strong called the February 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  
Chris Lutz (joined meeting at 7:06 pm)  
Dennis Schrupf  
Paul Vondersaar  
Eric Hayden  
Kelly Gunn-Recording Secretary  
Aaron Culp- Legal Counsel  
Paul Munoz-Plan Director

**ABSENT:** David Martin  
Tim Fonderoli

### 1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 6 of 9 members. Board member Chris Lutz joined the meeting at 7:06pm, making the quorum 7 of 9.

### 2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 01/09/13. Stephen Zell made a motion to approve the meeting minutes as submitted and Paul Vondersaar seconded the motion. All members present were in favor.



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## 3. OLD BUSINESS

Plan Director Paul Munoz discussed the on-going situation with the “Apartment for Rent” sign at Cliff Carley’s property. Discussion of the issue and the history of the sign and the petition were discussed by the board members. Plan Director Paul Munoz stated that the issue has been turned over to Legal Counsel John Culp’s office to take care of the matter.

Stephen Zell asked Paul Munoz about the property South of McDonald’s which is owned by Stan Widows. Stephen Zell discussed that he has seen more vehicles parked there, and that some of them have expired plates. Paul Munoz stated that this would be an issue for Chief Hildebrand and the Cicero Police Department to handle. Discussion of this topic continued.

## 4. NEW BUSINESS

### **Docket #: PC-0113-002-NC**

Petitioner: Koumbari, LLC (Property Owner)

Property Address: 400 W. Jackson St.

Cicero, IN 46034

Aesthetic Review Overlay District: Review of proposed sign package for relocation of La Cascada restaurant.

There were no representatives present to discuss this petition. Paul Munoz stated that the board could choose to move forward and discuss this docket if they so chose. Paul Munoz stated that the owner of the restaurant, Alex Mejia is the representative that he has been dealing with from La Cascada. Paul Munoz discussed the proposed signage and the fact that it would be replacing the former tenant, Christine’s Café signage. Aaron Culp asked if Paul Munoz has obtained a Power of Attorney stating that Mr. Mejia may speak on behalf of the property owner. Paul Munoz stated that he did not believe that one was necessary for an Aesthetic Review. Discussion of the topic continued. Stephen Zell suggested that in the motion, it would be stated that the approval be contingent upon obtaining a proper Power of Attorney for the property. Chris Lutz asked for clarification of the need for the Power of Attorney. Paul Munoz discussed the fact that the petitioner does not currently own the property that they are relocating to. Aaron Culp stated that he will check on whether or not one is needed when it is the case of an Aesthetic Review.

President Strong asked the board if they felt comfortable moving forward and discussing the petition without a representative present. The board unanimously agreed to move forward with the petition. The board took a few minutes to look over the diagrams provided, and to discuss the proposed wall and monument signs. Eric Hayden asked if the petitioner planned on having an “Open” sign and an “Hours of Operation” sign. Paul Munoz further discussed the petitioner’s requests. President Strong discussed the maximum square footage allowed for signage in the “NC” district, and the fact that the petitioner is under that maximum amount. Chris Lutz asked if the petitioner is aware of the status of the outdoor/patio seating ordinance and the fact that the ordinance is still being worked on. Paul Munoz stated that the petitioner is aware and that they will be going before the BZA for approval on a liquor license at the new



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location. Mark Thomas asked what the color scheme of the signs would be. Discussion of this topic took place amongst the members of the board and the Planning Director. President Strong asked about lighting for the signs and Paul Munoz stated that they would only be using solar lighting. Mark Thomas asked about the "Open" sign and whether it would be flashing. Mark Thomas discussed the issue that has been occurring at the current location where he has seen the sign flashing on numerous occasions. Paul Munoz stated that the sign will be continually lit, and not flashing. There were no other questions or comments from the board members.

Stephen Zell made a motion to approve the proposed sign package contingent upon the filing of the Power of Attorney with the Planning Office. Paul Vondersaar seconded the motion. All members present were in favor.

### **Docket #: PC-0113-003-C1**

Petitioner: McDonald's Corp/Dan and Terri Strong

Property Address: 1015 S. Peru St.

Cicero, IN 46034

**Aesthetic Review Overlay District:** Review of proposed aesthetic changes and façade improvement.

President Dan Strong recused himself from this item of business as it involves his primary business, and he removed himself from the table. Vice President Stephen Zell took over the meeting for this particular agenda item. Terri Strong, owner of the Cicero McDonald's came forward to discuss their proposed remodel project. Paul Munoz stated that he and the owners' of the business have thoroughly gone over the plans for the project and that the only issue that was found was the potential for 2 façade/wall signs. Paul Munoz stated that at this time the petitioner's are not asking to have the "McDonald's" sign, only the "Golden Arches" sign. Paul Munoz stated that if the petitioner's change their minds, they will come for a variance for the additional sign. Mrs. Strong passed out new drawings to the members of the board that included the proposed color scheme and a more detailed and updated site plan. Paul Munoz asked if all of the colors listed would be incorporated. Mrs. Strong discussed the color choices that they made. Paul Vondersaar asked about the overhangs, and whether they would be yellow. Mrs. Strong stated that only the doorway areas would be yellow. Mark Thomas asked if they are adding onto the building. Mrs. Strong stated that they are adding about 18 feet for additional seating. Stephen Zell asked how many seats would be added. Mrs. Strong stated that the configuration for seating is not final yet, but she believes once it is finished that the restaurant will have close to 70 seats as opposed to 52 seats currently. Stephen Zell asked about any proposed changes to lighting or drainage. Mrs. Strong stated that the outdoor lighting will be changing some and that it would be more concentrated on the building itself. Eric Hayden asked about the "McDonald's" sign on the building itself. Stephen Zell discussed the variance that would be needed to have that additional sign. Paul Munoz stated that with all of the previously granted variances, even with the "McDonald's" sign that the petitioner's would be under the maximum allotted square footage. Paul Munoz continued and stated that the issue actually lies within the ordinance that states you may only have 2 façade signs, and that if they do decide that they would like that sign, they will apply for a variance. Chris Lutz asked about permanent temporary display space and Mrs. Strong stated that currently it is where



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they have the temporary specials banner hanging, on the front of the building. Discussion of the possibility of a change to the location of the permanent temporary display space occurred between the members of the board and Mrs. Strong. Stephen Zell complimented the petitioner's and stated that he believes their proposed changes will be very nice. There were no other questions or comments from the members of the board.

Paul Vondersaar made a motion to approve the request as presented including the fact that there would only be one façade/wall sign on the West Elevation of the building. Paul Vondersaar included with the motion the attachment that the permanent temporary display space that is currently allowed would not be affected by the proposed plans. Mark Thomas seconded the motion. Terri Strong stated that they are upgrading their canopies in the rear of the restaurant from red to yellow. Paul Vondersaar amended the motion to add Mrs. Strong's statement. Mark Thomas seconded the motion. All members present were in favor.

## 5. PLAN DIRECTORS REPORT:

Paul Munoz discussed the Comprehensive Plan project and gave an update to the members of the board. Paul Munoz discussed the statistics that he received from HAND in reference to their Housing Needs Assessment. President Strong asked if the organization that Paul was speaking of is the same one that is working on the Senior Citizen's housing here in Cicero. Paul Munoz stated that it was the same. Stephen Zell asked if the response to the survey had been a good one. Paul Munoz stated that HAND has received a lot of responses, and that they have been pleased so far. President Strong asked for a timeline update on the HAND project in Cicero. Paul Munoz discussed the proposed start time for the project of either late summer or early Fall.

Mark Thomas asked about the CVS project and if there was a timeframe for them to be completely moved into the new building. Paul Munoz discussed what he has been told by CVS employees which is they plan on being in the new building by the end of July. Discussion on this topic continued. President Strong asked the board members to take a look at the underground storage that is being utilized at the CVS project as it is built. Discussion of this topic continued.

Paul Munoz discussed the possibility of a business wanting to relocate to a lot south of the Retail Center, but because of the current drainage issues, it is a hindrance. Paul Munoz stated that he and the EDC are working on setting up a meeting with the developer to discuss alternatives and possibilities when it comes to drainage plans. Dennis Schrupf discussed the meeting that he attended with Kent Ward, the Hamilton Co. Surveyor. Discussion about the drainage issues in the jurisdiction continued amongst the members of the board and the Planning Director.

## 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

**March 13th, 2013 @ 7:00 p.m.**

11. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Dennis Schrupf made a motion to adjourn and Eric Hayden seconded the motion. All members present were in favor. Meeting was adjourned at 7:58 pm.

***Signature on Official Documents!***

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Dan Strong, 2013 C/JT Plan Commission-President

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

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Mark Thomas, 2013 C/JT Plan Commission Secretary

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Kelly Gunn, 2013 C/JT Recorder

Date: \_\_\_\_\_