



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## PETITIONERS:

Larry and Arlette Gray

Austin Morgan

DRG Cicero, LLC (Dollar General)

Carl Blackwell (Hamilton Co. Window Tinting Plus, LLC)

Cicero Capital LLC

## CICERO/JACKSON TOWNSHIP PLAN COMMISSION MINUTES 07/10/13

President Dan Strong called the May 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  
Eric Hayden  
David Martin  
Dennis Schrupf  
Christopher Lutz  
Aaron Culp-Legal Counsel  
Paul Munoz-Plan Director

ABSENT: Kelly Gunn- Recording Secretary  
Tim Fonderoli

### 1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 8 of 9 members.

### 2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 06/12/13. Stephen Zell made a motion to approve the meeting minutes as submitted and Chris Lutz seconded the motion. All members present were in favor.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## 3. OLD BUSINESS

**Docket #: PC-0513-011-R1**

**Petitioner: Larry and Arlette Gray**

**Proposed Address: Lot 66 Forest Bay Estates  
Cicero, IN 46034**

**Replat: To allow for the split of a parent tract of 8.7 acres into two (2) separate tracts for the purpose of sale. The tracts are to be used for single family dwellings.**

President Strong stated that this item is no longer being pursued by the petitioners and that the request is being formally withdrawn. Eric Hayden made a motion to untable this item of business and Steve Zell seconded the motion. All members present were in favor.

Paul Vondersaar made a motion to remove this item from the agenda. Mark Thomas seconded the motion and all members present were in favor.

## 4. NEW BUSINESS

**Docket #: PC-0113-001-AG**

**Petitioner: Morgan Estates (Austin Morgan)**

**Property Address: 26275 Anthony Rd.  
Arcadia, IN 46030**

**Minor Subdivision Application: To allow for the plat of parcels into one plated lot of 6.62 acres for the purpose of sale.**

**\*\*This proposed Minor Subdivision requires a Public Hearing.**

Nathan Althouse of Miller Surveying came forward on behalf of the petitioner and discussed the proposed Minor Subdivision split. Mr. Althouse discussed the issues that were brought up at the TAC meeting and how they addressed those issues. Discussion was had about the wetlands area that was indicated on the plat. Discussion was had about the placement of the home and location of the drainage on the property. There were no further questions from members of the board. Dan Strong looked for a motion to open the Public Hearing. Steve Zell made a motion to open the Public Hearing. Mark Thomas seconded the motion. All members present were in favor. There were no questions or comments from the public. Steve Zell made a motion to close the Public Hearing and Mark Thomas seconded the motion. The petition went to a vote and all board members present voted in favor of the Minor Subdivision application.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

**Docket #: PC-0613-012-C1**

**Petitioner: DRG Cicero, LLC (Property Owner), Dollar General (Tenant)**

**Property Address: 1080 S. Peru St.  
Cicero, IN 46034**

**Aesthetic Review Overlay District: Review of sign package, addition and façade improvement.**

Mike with Curran Architecture was present to represent Dollar General. Discussion was had about the exterior of the building and whether the color should be broken up all the way around the building or should remain solid on the sides it was recommended by the Plan Commission to have the color be two toned on all sides. Discussion was had by the members about the front entryway. Paul Vondersaar recommended that the awning be metal or another material besides asphalt shingles. The board agreed that an effort should be made to pursue other options, but that if it was cost prohibitive that it was not a condition. Board members discussed the dumpster enclosure and the appeal of it being located next to the building and not out in the parking lot.

**Docket #: PC-0613-013-C3**

**Petitioner: Carl Blackwell (Property Owner), Hamilton County Window Tinting Plus, LLC (Tenant)**

**Property Address: 22192 State Rd 19  
Cicero, IN 46034**

**Aesthetic Review Overlay District: Review of sign package for window tinting business.**

Paul Braley, 6140 N. 2000 W, Moorestown, IN proposed property owner of 22192 State Rd 19 came forward and discussed the sign package for Hamilton County Window Tinting Plus, LLC. President Dan Strong asked Sheila Chaudion, the current property owner if Mr. Braley has permission to speak on her behalf. Mrs. Chaudion stated yes. Mr. Braley discussed his tenant's plan for a window tinting business. Plan Director Paul Munoz discussed the proposal as well as landscaping plans. Paul Munoz discussed the fact that the signs meet the requirements. Discussion of the total square footage of all proposed signage took place amongst the members of the board and the petitioner. Further discussion on lighting, and any potential landscaping took place amongst the parties present. Paul Vondersaar asked if there will be anything for sale in the parking lot and whether that would be allowed. Paul Munoz discussed what the ordinance allows and what the petitioner stated their intentions are for the business. Discussion continued amongst the members of the board.

Paul Vondersaar made a motion to approve the docket with requirements that the monument sign must be within 18 inches of ground, that all landscaping around sign be approved by Plan Director Paul Munoz and that they business may have an "OPEN" sign on the window but that is the only other signage being permitted at this time. Eric Hayden seconded the motion. All members present were in favor and the docket was approved.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

**Docket #: PC-0713-014-DC**  
**Petitioner: Cicero Capital LLC**  
**Proposed Location: 409 W. Jackson St.**  
**Cicero, IN 46034**

**Aesthetic Review Overlay District: Review of sign package, building/façade improvements and plans for a restaurant/bar at the above mentioned location.**

Plan Director Paul Munoz stated that he is asking for this docket be tabled until a future meeting. Paul Munoz stated that after further discussion with the petitioner, they decided it would be in their best interest to go in front of the BZA first and then come back before the Plan Commission to discuss their Aesthetic Review. Dennis Schrupf made a motion to table this docket and Stephen Zell seconded the motion. All members present were in favor.

## 5. PLAN DIRECTORS REPORT:

Paul Munoz stated that he will be going on vacation from tomorrow through July 20<sup>th</sup>. Paul Munoz discussed the Stormwater grant that he and Charlie Cambre applied for and that he found out yesterday that they received it. Paul Munoz discussed how the money will be used to enhance the shoreline of Red Bridge Park.

President Strong asked Paul Munoz to discuss the change of venue for next week's BZA meeting. Paul Munoz stated that the meeting is now moved to Red Bridge Park as they believe there will be a strong public turnout for the items on the agenda. Discussion of this continued amongst the members of the board and the Plan Director.

## 6. PRESIDENTS REPORT:

President Strong stated that he would like to apologize to the board for the confusion that occurred at June's meeting in regards to whether there should have been a Public Hearing on the Gray Replat or not.

## 7. LEGAL COUNSEL REPORT:

NONE

## 8. PUBLIC COMMENT

NONE



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

## 9. COMMENTS FROM COMMISSION MEMBERS:

Stephen Zell discussed 2360 Stringtown Pike and a sign that is out in the yard and it has been for quite some time. Paul Munoz stated that this issue has been addressed in the past and the homeowner has complied with most of his requests. Stephen Zell stated that he has seen people working in the garage etc, and that this concerns him since the home business was never approved. Steve Zell asked about the dumpster enclosure still not being completed at Cicero Market as well as some other aesthetic issues that he has noticed there. Discussion continued about this topic amongst the members of the board. Steve Zell discussed the unapproved lit sign that is in front of Cicero Fun Factory and his unhappiness with the aesthetics of the sign. Steve Zell also discussed the property owner by Stan Widows and his issues with it. Discussion continued about these topics. Paul Munoz stated that he will take a look at all of these issues and address them with the appropriate parties.

Paul Vondersaar discussed the outdoor storage at the Chaudion property. Discussion of this topic took place amongst the members of the board. Chris Lutz asked about prior approval for some of these items that were discussed. President Strong discussed when he believes the prior approval occurred and discussion continued on this topic.

Paul Vondersaar discussed a property near Hamilton Heights Elementary School that is selling vehicles and golf carts right along State Rd 19. Paul Vondersaar asked if this is permitted and discussion of this continued. Paul Vondersaar also discussed the Widows' property and the cars parked along 234<sup>th</sup> St. Discussion of this continued.

Chris Lutz asked about any potential plans for the vacant Gas Station lot (formerly Speedway). Paul Munoz discussed the 25-30 year non-compete being placed on that property by Speedway who owns the property. Discussion of this topic continued.

## 10. NEXT PLAN COMMISSION MEETING

**August 14th, 2013 @ 7:00 p.m.**

## 11. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Mark Thomas made a motion to adjourn and Eric Hayden seconded the motion. All members present were in favor and the meeting was adjourned.



# CICERO/JACKSON TOWNSHIP PLAN COMMISSION

***Signature on Official Documents!***

\_\_\_\_\_  
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

\_\_\_\_\_  
Kelly Gunn, 2013 C/JT Recorder

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