



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

GDR Cicero, LLC

GW Pierce (Property Owner) FTG Dad's LLC (Tenant)

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MINUTES

03/13/13

President Dan Strong called the March 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
Chris Lutz
Dennis Schrupf
Paul Vondersaar
David Martin
Kelly Gunn-Recording Secretary
Aaron Culp- Legal Counsel
Paul Munoz-Plan Director

ABSENT: Tim Fonderoli
Mark Thomas- Secretary
Eric Hayden

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 6 of 9 members.

2. APPROVAL OF MINUTES:

President Dan Strong entertained a motion to approve the meeting minutes from 02/13/13. Stephen Zell made a motion to approve the meeting minutes as submitted and Dennis Schrupf seconded the motion. All members present were in favor.



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3. OLD BUSINESS

Docket #: PC-0313-007-C3

Petitioner: GW Pierce Auto Parts Inc. (Property Owner)
FTG Dad's LLC (Tenant/Business Owner)

Property Address: 22179 US 31
Cicero, IN 46034

Aesthetic Review Overlay District: Review of sign package and fence plans.

Plan Director Paul Munoz discussed the submission of final Aesthetic Review Plans for Dad's LLC. Paul Munoz stated that the business owner, Dave Duncan would not be present tonight as he is out of town. Mr. Duncan did submit a letter stating that Paul Munoz could discuss his plans with the board and that he would like to proceed despite his absence tonight. Paul Munoz discussed the dimensions, design and location of the proposed sign. Paul Munoz stated that the existing sign will be removed prior to the new sign going up. Paul Munoz discussed the petitioner's plans to add fencing to the property and discussed the location of the fence according to the provided site plan. Paul Munoz also discussed the petitioner's plans to add some landscaping to the property and around the fence area as well as the plans to pave areas of the property. Paul Vondersaar asked what type of fence currently exists on the property. Paul Munoz stated that it is a 5 foot chain link fence. Stephen Zell asked if anything else will be placed on the sign other than the business logo. Paul Munoz stated that he asked the petitioner that question, and they stated that it would just be the business logo. Stephen Zell asked if the sign would be lit and Paul Munoz stated no. Stephen Zell asked about the landscaping plans and Paul Munoz said that the petitioner will be landscaping around the sign as the ordinance requires. David Martin asked if the sign would be two sided. Paul Munoz stated yes and that it would have white vinyl posts. President Strong asked what type of material the sign would be made of. Paul Munoz stated that it would be an almalite material. Paul Munoz stated that there would be no additional signage. Paul Vondersaar stated that he would like to see the fence match the building in color scheme. Discussion on this topic continued. President Strong asked about the square footage of the sign. Paul Munoz stated that the petitioner is within the maximum allotted square footage. Paul Vondersaar stated that he would like to see a date set for the paving and landscaping to be completed as well as both of those items to be approved by Plan Director Paul Munoz. President Strong asked Paul Munoz if there was currently a timeframe for paving. Paul Munoz stated that by June 1st, 2013 would be a reasonable timeframe and expectation. Paul Vondersaar would like to see the existing sign removed before anything is started. There were no further questions or comments from the board members.

Stephen Zell made a motion to approve with the following conditions: that there would be no additional signage unless further approved by the Plan Commission, that the existing sign be removed by the end of May 2013, that the landscaping must be approved by Paul Munoz, that the privacy fence that runs North-South must match the existing building and finally that paving must be completed by 06/01/13. Dan Strong asked if the berm that was discussed needed to be included in the motion. Discussion continued and the motion was amended to add the condition that if the berm on the North side of the property is removed, that fencing



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approval would need to be handled by the Plan Commission. Chris Lutz seconded the motion. All members present were in favor.

4. NEW BUSINESS

Docket #: PC-0213-006-C1

Petitioner: GDR Cicero, LLC (Property Owner)
Cicero Town Plaza (Tenant Name/Business)

Property Address: 1120 S. Peru St.
Cicero, IN 46034

Aesthetic Review Overlay District: Review of proposed multi-tenant ground sign for Cicero Town Plaza.

Doug Staley
1133 Bertsol Pkwy.
Indianapolis, IN

Mr. Staley came forward to represent GDR on this project. President Strong gave Mr. Staley the option to table the petition due to only 6 members being present. Mr. Staley stated that he would like to proceed. Mr. Staley discussed the proposed ground sign and background on IU Health's lease and contingencies listed in their lease renewal. Mr. Staley discussed the dimensions, design and color scheme. Mr. Staley stated that the sign will have 3 tenant panel sections, which will be white acrylic divided by aluminum slide bars. Mr. Staley stated that the sign will be all aluminum constructions and will not be illuminated at this time. Mr. Staley stated that the sign will have LED capabilities for the future. Discussion of the site plan and curb cut took place. Mr. Staley stated that there is existing landscaping and they will nestle the sign within the softscape area and it will be 13 feet behind the right of way. Paul Vondersaar asked about the thickness of the sign and Mr. Staley stated that it is approximately 12-16 inches deep. Paul Munoz clarified the definition of a ground sign and stated that the use of that term was an error on his part. Paul Munoz stated that it would actually be considered a gateway sign. Paul Munoz proceeded to read the definition of a gateway sign for the record. Discussion of the background and history of the building as well as the gateway sign took place. Paul Munoz stated that a gateway sign not a ground sign would be up for approval by the board this evening. Paul Vondersaar asked if this was a situation that required a variance. Paul Munoz stated that no variance was necessary, just the approval for the Aesthetic Review. Mr. Staley asked about the future addition of businesses to the building as there are a few vacant office spaces. Mr. Staley asked if they would be permitted to add those business names using vertical dividers and if this could be approved as part of the proposal tonight. Paul Vondersaar stated that up to 6 business names are allowed. Discussion of this topic continued. Stephen Zell asked about potential lighting for the sign in the future. President Strong recommended that Plan Director Paul Munoz be allowed to approve that if it is ever something that the petitioner wants to do in the future. President Strong asked about the base of the sign and what it was made of. Mr. Staley discussed the materials and stated that it is comprised of aluminum/steel pipe. Discussion of the design and materials used in the sign continued. There were no further questions or comments from the board members.



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Paul Vondersaar made a motion to approve the proposal with the conditions that any future lighting of the sign would be approved by Plan Director Paul Munoz, and that there will be a total of 6 tenant advertisements in 3 spaces allowed without increasing the sign size. Stephen Zell 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 discussed the positive feedback that he has received on the project and gave a summary of what took place at the last steering committee meeting.

Paul Munoz stated that he and Parks Dept. Superintendent Charlie Cambre have been meeting in reference to the possible implementation of a Greenways plan for the Town of Cicero. Paul gave the board members a brief description of what a Greenways plan contains and why he thinks it would be beneficial for our community. Discussion of the potential Greenways plan continued amongst the board members and the Plan Director.

Paul Munoz discussed the collaboration and efforts of local EDC groups throughout our County to meet on a quarterly basis to discuss what projects are going in the different cities and towns in our area. Paul stated that next quarter's meeting will be held here in Cicero. Paul stated that it is his desire to have these local officials and planners take a look at the draft of the Comprehensive Plan which should be done by that meeting, in order to obtain their input. Discussion continued on this topic.

Paul Munoz discussed the state and National organizations that are putting together nationally recognized bike paths. Paul discussed where these paths currently exist and some background information on the paths. Paul stated that at the last Town Council meeting, the members officially endorsed the Town of Cicero participating in these biking paths. Discussion continued on the location of the paths and potential for the Town of Cicero when it relates to their participation.

Paul Munoz discussed the Rain barrel program and its recognition by the Hamilton County Soil and Water Department. Paul Munoz discussed the plans for this year's Rain barrel auction and event.

President Strong asked Paul Munoz to give the members of the board an update on the Carley "Apartments for Rent" sign situation. Paul Munoz discussed the findings of Town Legal Counsel based on how Real Estate signs have been monitored and enforced in the past. Discussion continued on this topic.

6. PRESIDENTS REPORT:

President Strong thanked all the board members present for their attendance this evening. President Strong congratulated Plan Director Paul Munoz and his department for their Rain barrel award. President Strong also commented that he believes the National bike route will be a great addition to our community and that he is excited about the County Planner's meeting being held in Cicero next quarter.



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7. LEGAL COUNSEL REPORT:

NONE

8. COMMENTS FROM COMMISSION MEMBERS:

Plan Director Paul Munoz discussed the new vehicle that his department has purchased.

9. PUBLIC COMMENT

NONE

10. NEXT PLAN COMMISSION MEETING

April 10th, 2013 @ 7:00 p.m.

11. ADJOURNMENT:

President Dan Strong asked for a motion to adjourn. Stephen Zell made a motion to adjourn and Paul Vondersaar seconded the motion. All members present were in favor.

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: _____