



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONERS:

Michelle Goff

William D. Wilson (Wilson Farm Market)

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

President Dan Strong called the November 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
Eric Hayden
Tim Fonderoli
Christopher Lutz
Paul Vondersaar
Kelly Gunn- Recording Secretary

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

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 7 of 9 members.

2. APPROVAL OF MINUTES:

Stephen Zell made the motion to approve the minutes and Tim Fonderoli seconded the motion. All members were in favor.



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3. OLD BUSINESS

NONE

4. NEW BUSINESS

Docket #: PC-1013-018-AG

Petitioner: Michelle Goff

Property Address: E. 266th St.

Cicero, IN 46034

Minor Subdivision: To allow for a split of 5.80 acres from the parent tract of 20 acres for the purpose of sale.

****This agenda item requires a Public Hearing.**

Nathan Althouse, from Miller Surveying (948 Conner St. Noblesville, IN 46060) was present to represent the petitioners. Mr. Althouse discussed the location of the property and the split proposal. Mr. Althouse stated that the property is 5.8 acres and has 300 feet of road frontage. Mr. Althouse stated that the proposed home will go on the South end of the property and that the property drains to the Northwest. Mr. Althouse discussed the location of a regulated drain and how the plat was drawn up to connect to this. Mr. Althouse discussed the Drainage and Utility Easements. Mr. Althouse discussed the TAC meeting that took place and stated that no issues came up from the parties in attendance at that meeting. Stephen Zell stated that the plat and request looked pretty straightforward. President Strong asked Recording Secretary, Kelly Gunn if all legal requirements had been fulfilled. Kelly Gunn stated yes.

Mark Thomas made a motion to open the Public Hearing. Eric Hayden seconded the motion. All members present were in favor. There were no comments from the public. Paul Vondersaar made a motion to close the Public Hearing. Mark Thomas seconded the motion. All members present were in favor, and the Public Hearing was closed.

There were no further comments from the board members or Mr. Althouse. Stephen Zell made a motion to approve as presented. Tim Fonderoli seconded the motion. All members present were in favor.

Docket #: PC-1013-019-AG

Petitioner: William D. Wilson (Wilson Farm Market)

Property Address: 1720 E. 256th St.

Arcadia, IN 46030

Aesthetic Review Overlay District: Approval of proposed remodel and addition.



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Judy Wilson came forward to discuss her plans to connect the existing park shelter to the store and to enclose it to make the store bigger. Paul Vondersaar asked the petitioners' about their proposed addition. Mrs. Wilson stated that they will move forward with their plans for an addition if this is approved. Mrs. Wilson stated that their design plans were submitted to the State sometime ago and they are waiting on a response and approval. Stephen Zell asked if they had any plans in relation to their parking lot or improvements to current lighting. Mrs. Wilson discussed adding a concrete pad in the front of the business. Mr. Wilson discussed the specifics of the parking changes which include a 20-24 foot concrete pad to extend parking to the East. Stephen Zell asked if there would be any changes to the signage. The petitioners' stated that there would be no change to signage. Stephen Zell asked Mrs. Wilson if they would be adding restrooms to the property. Mrs. Wilson stated that they would not be unless the State required it. President Strong asked if the siding will match the existing building or if it would be different. Mrs. Wilson stated that it will change to metal with Sandstone color and red/crimson accents. Mrs. Wilson stated that the roof will be metal on the building enclosure. Discussion of the proposed colors and materials continued amongst the petitioners and the members of the board. Stephen Zell asked about any potential drainage changes that might occur. Mr. Wilson stated that there would be none. Discussion of the current drainage on site continued. There were no other questions or comments from the board members.

Tim Fonderoli made a motion to approve the proposed addition and remodel. Paul Vondersaar seconded the motion. All members present were in favor.

5. PLAN DIRECTORS REPORT:

NONE

6. PRESIDENTS REPORT:

President Dan Strong discussed Plan Director Paul Munoz's medical leave.

President Dan Strong discussed the McGill Storage facility and property and his desire to come to a decision with the guidance of Legal Counsel, John Culp.

7. LEGAL COUNSEL REPORT:

NONE

8. PUBLIC COMMENT

NONE

9. COMMENTS FROM COMMISSION MEMBERS:

Eric Hayden inquired about the status of the previously discussed management of the Atlanta Planning Office. President Strong stated that they went a different direction and filled the position. Discussion of this continued.

Eric Hayden thanked Dan Strong for filling in for Plan Director Paul Munoz during his absence. He also thanked Kelly Gunn for her contributions during this time.



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Mark Thomas asked how long the causeway would be restricted to one lane. Paul Vondersaar stated that it was December 1st to the best of his knowledge, but from what he understands, an extension has been asked for. Eric Hayden stated that in February, the bridge will be shut down completely at certain times. Discussion of the causeway project continued amongst the members of the board.

Chris Lutz asked about the AROD process, and what level of guidance can be suggested and given to petitioners. Discussion of what latitude and jurisdiction the board and the Plan Director have over AROD plans and decisions took place amongst the members of the board.

10. NEXT PLAN COMMISSION MEETING

December 11th, 2013 @ 7:00 p.m.

11. ADJOURNMENT:

Paul Vondersaar made a motion to adjourn and Mark Thomas seconded the motion. All members present were in favor and the meeting was adjourned at 7:37pm.

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: _____