



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PETITIONER: Rich Sharp (Sullivan Hardware)

**CICERO/JACKSON TOWNSHIP PLAN COMMISSION
SPECIAL MEETING
MINUTES
7/16/15**

President Dan Strong called the July Session of the Cicero/Jackson Township Plan Commission meeting to order at 6:02 pm.

The members of the C/JT Plan Commission were present or absent as follows:

PRESENT: Dan Strong - President
Christopher Lutz - Vice President
Chad Amos
Dennis Schrumpf
Stephen Zell
Paul Munoz - C/JT Plan Director
Sally Mangas - Recorder

ABSENT: Paul Vondersaar - Secretary
Tim Fonderoli
Glen Schwartz
Steve Shields
Aaron Culp - Legal Counsel

1. DECLARATION OF QUORUM:

President Dan Strong declared a quorum with 5 members present. President Strong stated to Mr. Sharp that he would have the option of tabling his request this evening since it would take 5 favorable votes to pass; Mr. Sharp stated that they would continue this evening.

2. APPROVAL OF MINUTES:

Steve Zell made a motion to approve the 5/13/15 minutes as submitted and Chad Amos seconded the motion. All members present were in favor.

3. OLD BUSINESS:

None



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4. NEW BUSINESS:

Docket#: PC-0615-004-DC

Petitioner: Rich Sharp (Sullivan Hardware)

Property Address: 60 W Jackson Street (also known as 05-02-36-04-04-011.000)
Cicero, IN 46034

Aesthetic Review Overlay District Application: To allow for an addition.

President Strong introduced the docket and apologized to Mr. Sharp for not having a quorum last week. President Strong then asked Mr. Sharp to explain what he would like to do. Mr. Sharp stated that the proposal is to just put a lean-to on the east side of the office that sticks out to the back to put their forklift in so that they do not have to continue spending money every winter because it's in snow and they can't get it out. Mr. Sharp continued stating that it will have a concrete floor and the outside material will match the office, the top will be a fiberglass clear not dark green roof that is slanted so that light will be in there and they will not have to run electricity. Mr. Sharp remarked that it is basically a 22X9 addition. Mr. Munoz stated that he and Mr. Sharp had talked earlier about the plans and when Mr. Sharp had come before for the aesthetic review for the new front there was also some discussion about extending that lean-to on the other side; this has not happened yet but it was discussed, Mr. Munoz asked Mr. Sharp if he was still interested in that. Mr. Sharp responded that he did not know but his instincts tell him to just put a pad out there so they can put the stuff that is just sitting behind there on it, where the burger and beer joint is going to possibly be, the mulch and salt, and clean up the alley. Mr. Sharp stated that at this point in time he does not anticipate...Mr. Munoz remarked building anything else...Mr. Sharp responded no...Mr. Munoz stated that he wanted to address it now...Mr. Sharp asked if that permit was still available to which Mr. Munoz stated that that is what he had wanted to discuss; at the time the plans were submitted they did show that the lean-to was going to extend all the way across the back to be used in storing mulch and other things and it was approved. Mr. Munoz stated that he wanted to clarify for the board that if they were to approve the east side tonight and then were to see the other side go in that it was originally approved back in '09. Mr. Sharp stated that they have 3 different buildings, 2 of them are together and the west building...this is to just extend the west building out 18 feet, they were going to originally enclose it but he cannot imagine it being enclosed so he is thinking to finish what they are doing and then to possibly put a pad to get stuff out of the way and making it more safe and secure for people coming down the alley.

President Strong asked if they were to expand that then would there be a requirement for an enclosed storage area and to enclose it with a fence or something at that time to which Mr. Munoz stated that they could probably do that, whatever is placed there to make sure it is enclosed in one form or another. President Strong stated that he believed that would have been a stipulation back in 2009 per our ordinance, if it's not an enclosed building the outside storage should at least have a fence. Mr. Zell asked for clarification if they were discussing the west end to which Mr. Munoz stated they were. Mr. Sharp stated that that would be a lot more money and he does not see the benefits of doing it; the main reason for this petition is to get the forklift somewhere protected on the east side and the only reason for the discussion of the pad is to put a pad, he does not anticipate putting a structure on the pad at all.



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President Strong asked if there were any other comments or questions from the board to which Vice President Lutz asked Mr. Sharp if he would step up to the table and explain where the lean-to would be going. Mr. Sharp looked at some photos of his business stating that it would be going from here to the front of the downspouts and 9 foot out, stating it would be the same width as this. Vice President Lutz remarked that that was what he thought but then he saw this picture to which Mr. Sharp stated that it is the west view and this is the east view. Mr. Munoz stated that he supplied those pictures so the board would have a visual of what is already there. President Strong asked Mr. Munoz if it went any further than the existing building to which Mr. Munoz stated it does not. Mr. Sharp stated that it will be less than the existing building because it has drains coming down and he does not want to disturb that. President Strong asked Mr. Sharp if there would be a door on it to which Mr. Sharp responded that it would not. Mr. Sharp continued stating that it would be on the east end butting up to the office so snow won't really blow in there. President Strong asked about the stuff which is currently stored there and where that will go to which Mr. Sharp stated that it will be consolidated on the east side. President Strong asked if that included the racks to which Mr. Sharp stated that the racks will be gone. President Strong stated that he is just looking at the picture and for clarification trying to get that looking better...Mr. Sharp remarked that they may put some things like the 10' plumbing tubes in the side of the lean-to. Mr. Amos asked if this will affect the turn radius of anything as far as deliveries to which Mr. Sharp stated it would not. Mr. Amos asked Mr. Munoz if it would affect any other apparatus in turning to which Mr. Munoz stated it would not, you should be fine getting around that corner; he continued stating that even if it does come out to the edge of it you still have a little bit of room when you're edging out to be able to see down there. President Strong asked for any other questions or comments to which Vice President Lutz remarked that as he looks at this it would be nice to see the area cleaned up around the dumpster. Vice President Lutz asked if it is a fencing behind the dumpster to which Mr. Sharp remarked it is...President Strong asked if there was anything in it to which Mr. Sharp stated 2 grills that they use for cooking and maybe the drill for the Christmas trees. President Strong stated that what he thinks Mr. Lutz is referring to is some of the skids and lumber and if there is a way to maybe get some of that out of there. Mr. Sharp stated that that has been his dream and hope for a little bit so yes they will work on that. Mr. Sharp stated he is a neat freak and he is wanting to clean it up and make it look decent. President Strong asked if there were any other comments, questions, or concerns to which there was not.

President Strong stated that this is an Aesthetic Review and does not require a Public Hearing but that Mr. Munoz will make sure that the Ordinances are followed during the process. President Strong mentioned that all of the motions are in the affirmative however that does not mean necessarily that the vote will go that way.

Steve Zell made a motion to approve PC-0615-004-DC an Aesthetic Review as submitted by the petitioner on the back east end of his property to allow for a lean-to type of structure for his apparatus and matching the materials with the other part of the building, President Strong remarked that that will be left up to Mr. Munoz to which Mr. Zell agreed; Chris Lutz seconded the motion. All members were in favor.

President Strong thanked Mr. Sharp and Mr. Sharp stated that Mr. Stackhouse would be doing the work and had stated that he could match it. President Strong instructed Mr. Sharp to work with Mr. Munoz on the project.



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5. PLAN DIRECTORS REPORT:

Mrs. Munoz stated that he did not have anything at this time.

6. PRESIDENTS REPORT:

President Strong asked Ms. Mangas if she had current phone numbers for the board members in order to get a hold of them if they are not at the meeting to which Ms. Mangas stated that she does have current information it just appeared that everyone's schedules are busy and we are not always notified when other commitments pop up. Ms. Mangas continued stating that in January she had contacted all members to get their updated information. Vice President Lutz stated that he had talked to Mr. Munoz and in a situation like last week even if he says he's not going to be here call him because it would have taken him a half hour or so to get here but he would have come. Mr. Munoz remarked that it was a shock to all of us because we thought we had enough and didn't know until 7:00. President Strong stated this was probably the 2nd time in 15 years that we didn't have a quorum. President Strong stated that he figured Ms. Mangas had current information but he thought it was a good time to bring it up...Mr. Munoz stated that the only one we don't have is Tim Fonderolli's cell phone number which he has wrong. Mr. Amos stated that he had called him but he did not answer. Ms. Mangas stated that should would email the contact list to the board members so they could verify and have a copy.

President Strong also remarked on the Lazy Frogg and their storage situation. They are struggling to have enough storage to operate their business so Mr. Munoz and he have discussed this quite a bit this last week and for them to build an accessory structure they would have to go before the BZA to put an accessory structure in front of their business but they also have the 2 that they are allowed at this particular time so they are going to do a POD at the side of their building. President Strong stated that they had asked them to put it at the side of their building and according to the ordinance they can have it there for 60 days and that will give them enough time to come to the board and get approval for their building permit and he cannot speak for the BZA but in this particular case this is the best they could come up with to alleviate their problem and be business friendly. This will give them a facility to store what they need; the 60 days will start whenever the POD arrives which he anticipates will be tomorrow. President Strong stated that he wanted to update everyone so if they drove by and saw it they would know; they did request that it go on the side of the building and that they not put it in the front of the building so if anyone sees it let them know. President Strong stated that they would contact Mr. Goldfarb, which is who they are in contact with, and verbally let him know about the 60 days.

7. LEGAL COUNSEL REPORT:

There was no legal counsel report however Mr. Munoz stated that he wanted to update everyone on a couple of properties in town. The auto place on the south end, Mr. Culp is currently going through the process of taking legal action against them and is filing suit against them in regards to the issues they have. 371 S Peru Street we have affectively gotten that taken care of, all of the loans that were currently on it have been forgiven and it has been handed over to Habitat; it should already be down and a new one started but they are waiting on the gas company to unhook the gas service to the house and they said it would be 3-6 weeks, it's been over 3 weeks now so it should be any time. There are a couple of other problem properties: 77



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Harrison Street and 49 Buckeye which they are currently working to get cleaned up and addressed. Both of those are currently in Mr. Culp's hands and we feel that we have made enough of a case against both of those to take action on them. Mr. Amos added that for 371 S Peru and being told 3-6 weeks he found it easier to tell them that this house is getting demolished on this date and it must be disconnected by then. Mr. Munoz stated that he was surprised that Habitat couldn't get it moved any quicker than they did. There was discussion about Mr. Cambre and the locate company for the new walkway and how they dealt with timetables they were given. Mr. Amos spoke about the pile of debris at the Lazy Frogg to which Mr. Zell mentioned the outhouse that is there as well...with Mr. Amos is wanting to ask them to clean up the debris; Mr. Munoz stated that they could have that addressed. Mr. Amos asked about the docks and if they are where they are supposed to be to which Mr. Munoz stated that they are not where Mr. Boyd wanted them but Mr. Munoz believes they are in a good place. Mr. Schrupf stated that we will have to move the Town docks from where they are sitting right now because of the water being so high when it goes down they will be on the rocks; but there will still be more than enough room to get in. There was further discussion about the Lazy Frogg's dock placement in relation to the Towns' and the poles are have been used down there. President Strong stated that everyone has been very business friendly to the Lazy Frogg and done a nice job of accommodating them.

8. PUBLIC COMMENT:

There were no public comments made.

9. COMMENTS FROM COMMISSION MEMBERS:

There were no further board member comments.

10. NEXT PLAN COMMISSION MEETING:

September 9th, 2015 @ 7:00 p.m.

Mr. Munoz stated that as of right now we do not currently have anything on the docket and we are past the 30 days so it will be up to the board on whether they wish to continue to have the August 12th meeting to which President Strong stated that based upon the fact that we don't have anything on the docket he would recommend that they not have a meeting on August 12th.



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11. ADJOURNMENT:

Chad Amos made a motion to adjourn and Steve Zell seconded the motion. All members present were in favor and the meeting was adjourned at 6:24 pm.

Signature on Official Documents!

Dan Strong, 2015 C/JT Plan Commission - President

Chris Lutz, 2015 C/JT Plan Commission - Vice President

Sally Mangas, C/JT Plan Commission - Recorder

Date: _____

Location:
Cicero Town Hall
70 N Byron Street
Cicero, IN 46034