



# CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

## Plan Commission Meeting Minutes

October 12, 2016

7:00 p.m.

### Roll Call of Members

Present:

- Dan Strong - President
- David Martin -present
- Rusty Miller-present
- Chad Amos
- Dennis Schruppf-present
- Glen Schwartz-present
- Paul Munoz - C/JT Plan Director
- Terri Strong- Recorder

1. Declaration of Quorum- President Strong declared quorum with five members present as listed above.

2. Approval of Minutes

Mr. Munoz stated person is transcribing minutes with focus on 2015 then 2016 starting with BZA, should have for next meeting.

**Mr. Schruppf made motion to table minutes until next meeting. Mr. Martin second. All present were in favor. Motion to approve.**

3. Old Business

**Arts and Design District for St. Rd. 19:** Mr. Munoz gave update that this was still in process. Other projects have taken priority however still working on and getting business owners involved in the process of development of this area as previously discussed. Shay and Dan are involved in this process as well hopefully more next month.

4. New Business

**Docket # 1015-021-DC**

**Petitioner: Hoosier Sign Guy**

**Address: 22210 St. Rd. 19**

**Cicero, IN**

**Aesthetic review of property.** Mr. Munoz stepped out to call petitioner. Mr. Munoz stated petitioner was unaware to be present, could be here in 10 minutes. Board decided to wait.

Petitioner arrived. Blake Langley purchased property at 22210 St. Rd. 19 currently operating in town at Jackson St. Where we are located currently we are running out of room. Mr. Langley stated he does a lot of vehicle graphics work and has to do outside depending on weather to schedule. This project will build a 1200 sq. ft. garage bay on side of building for the graphics. We would be able to have printers roll room. This



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project will give approx. 2000 sq. ft. more than currently have. Received contracts that use a crane that we just got for projects and cannot store currently.

Board member asked how size of project compared to previous building size. Mr. Munoz answered old building was 80 x 40 compared to the project is looking at 80 x 60. Question was raised about room, which is not an issue. Mr. Schwartz asked about concrete slab being used. Mr. Langley explained parking lot would remain and most of the slab would be used, but tearing out for underground work that would be needed. Mr. Langley stated it would be an insulated pole barn, inside being finished later. Mr. Langley explained that parking would be enough for as they usually don't have more than a customer or two at a time. And would be utilizing the garages for the work to be done. President Strong asked the required number of parking stalls for a building/business of that size. Mr. Munoz stated 1 for 500 sq. ft. Mr. Schrupf asked how long a vehicle is typically there. Mr. Langley stated usually same day but if more than one, they could be in the garage. Mr. Schrupf stated issue with prior business and was concerned. Mr. Langley stated sometimes drop off one evening then pick up the next. Concern raised for crane and bucket truck storage. Could be visible however, Mr. Langley would like to use the buildings to maintain the condition of the vehicles. Mr. Langley also addressed his forecast of business would likely cause the house structure to change to a fabrication facility in the next 2-3 years. Condition of the house is poor for rental property. Mr. Langley stated wanted to get into the new building before dealing with the house.

President Strong asked if going to the BZA for anything. Mr. Munoz stated since was similar footprint does not expect BZA to be involved, Mr. Langley knows landscaping required, etc. no need for variances. President Strong stated to board members that would be looking at aesthetics of the building, since there was no landscaping plan or lighting plan to review and would recommend placing a date to review the other items prior to finish of project for approval. Mr. Munoz asked if Mr. Langley had an idea of lighting needs. Mr. Langley stated can lights and perhaps a monument sign in the future.

President Strong stated concerned with the aesthetics of the building what is the building materials requirement in a C-3 is normally a masonry or brick façade, and since it was different before we can allow this. Further discussion on aesthetics in book on requirements 5.9 on page 63. President Strong questioned the set-backs. Mr. Munoz stated yes met the only one in question was the south which is within 10 ft. but using the existing foundation, so meets. President Strong questioned if dumpster is needed and to be enclosed. Mr. Langley stated yes to dumpster and three walls with a gate was sufficient. Mr. Martin questioned roof slope. Mr. Langley stated would have to check, but not a flat roof. President Strong asked on behalf of the local fire department if knew what a **knock box** was, and to see Paul if further information needed not a requirement but ask on any new commercial businesses.

President Strong asked what the plan would be for getting the Landscaping and lighting plans to board before C of O. Mr. Langley stated would like to break ground as soon as closes on property so would get right away.

President Strong stated no public hearing needed as this is for aesthetic review only.

**Mr. Schwartz made motion to approve Docket # 1015-021-DC with commitments to have landscaping and lighting plans before C of O is received. Mr. Martin second. All present in favor.**

**President Strong stated to Mr. Langley motion approved and plans can be presented anytime for review prior to occupancy granted.**



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Plan Director's Report: Discussion on violation report. Permit numbers down for the year, 140 this year 110. Question was asked about sea walls and retaining walls and jurisdiction. Mr. Munoz stated no say in projects even though some are very elaborate. Mr. Strong stated told years ago, of a 20 ft. easement that Citizens has around the reservoir, and if the town tried to control that could impact the Citizens easement. Question raised about Golf Course place on 236<sup>th</sup> going to the BZA. Explanation given of the variances. Discussion around 236<sup>th</sup> and Hwy 31 projects. Discussion on 276<sup>th</sup> project for next year. 276<sup>th</sup> TIF districts based on a recent grant. Mr. Miller questioned the moratorium on building. Mr. Munoz discussed the area of 234<sup>th</sup> and south to 216<sup>th</sup> and to the back side of Greystone Village is all part of the Ingerman Drain and the limitations it places on growth. Mr. Miller raised the question of grants or process involved. Mr. Munoz stated partnering with County would be the logical solution and possible perhaps in next year or two. Question was raised of the potential subdivision to the east, where does it drain. Mr. Strong stated that area is covered by the Shirock (sp) drain. Assessments on property go into account which covers the current drainage so expansion isn't covered.

5. President's Report: Linda Wilgus unable to attend this evening and is resigning from Plan Commission.
6. Legal Counsel's Report: none

**Recording stopped abruptly. No further audio available.**

7. Public Comment:
8. Board Member Comments:
9. Next Planned Plan Commission Meeting:  
**November 9, 2016 @ 7:00 p.m.**
10. Adjournment:

Signatures:

\_\_\_\_\_  
- 2016 President

\_\_\_\_\_  
- 2016 Secretary

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Terri Strong via Recorder

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



# CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Location:

Cicero Town Hall  
70 N Byron Street

Cicero, IN 46034