



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Plan Commission Meeting Minutes

January 10, 2018 7:00 p.m.

Roll Call of Members

Present:

- Dan Strong
- Jack Russell
- David Martin
- Rusty Miller
- Chad Amos
- Dennis Schrupf
- Glen Schwartz
- Stephen Zell
- Aaron Culp - Legal Counsel
- C.J. Taylor - Plan Director
- Terri Strong - Recorder

1. Declaration of Quorum- President Strong declared a quorum with all members present with appreciation.
2. Approval of Minutes
Mr. Amos made motion to approve Minutes from PC Meeting December 13, 2017. Mr. Russell second. Motion passed with one abstention, Mr. Zell was not present at last meeting.
3. Public Comment- President Strong stated no public present.
4. Old Business: RV ordinance review continued. President Strong stated updated ordinance from last meeting has been presented tonight. Last one was 12 pages and Mr. Taylor has consolidated taking into conversation around compliance. President Strong asked the members to review before next meeting and give comments to Mr. Taylor or can discuss this evening. Mr. Amos made comment about the 10# and license plates, would recommend removing the license plate. Discussion on size/weight. Mr. Taylor explained that it was to help with commercial vehicle parking compliance as well by having the weight and license plate both. Further discussion. Mr. Zell clarified questions were to be via email. Mr. Strong stated yes, to Mr. Taylor and if everyone could look at number 4, the 20 ft. and rear yard setbacks would appreciate feedback on those items specifically. Mr. Amos mentioned #7, there was discussion around this. Mr. Miller mentioned around the powerline area, how does that affect. Discussion around common areas, requirement of primary structure on property. Discussion that this ordinance would not allow parking on the grass and the property owner would only be allowed two items to be parked. Mr. Miller asked for Mr. Taylor to drive back and review area. Discussion also included conversation around utility easement wording. Mr. Miller made comment that Edgewater Crossing advertised parking available in this area. The monitor was used for this discussion. Discussion



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continued with the property owners in this area, being owned by the development or HOA. President Strong stated more research to do and asked everyone to review and further questions to be sent to Mr. Taylor via email.

5. New Business: President Strong stated new business is election of officers.

Mr. Zell nominated Dan Strong to office of President. Mr. Amos second. No further nominations.

Motion made by Mr. Schwartz to appoint Dan Strong to the office of President. Second by Mr. Schrupf. All in present in favor.

Mr. Strong thanked everyone for their support for another year.

Mr. Miller nominated Jack Russell for vice-president. Mr. Amos nominated David Martin for vice-president.

Mr. Culp gave protocol for this situation.

Motion made by Mr. Schrupf to close nominations officially for President. Second by Mr. Amos. All present in favor.

Motion made by Mr. Schrupf to close nominations for Vice-President. Second by Mr. Zell. All present in favor.

Voting called by President Strong via hand vote, all in favor of Mr. Russell. All in favor of Mr. Martin.

Mr. Russell elected Vice-Chairman by majority vote.

President Strong asked for nominations for Secretary.

Mr. Amos made motion to nominate Mr. Martin for secretary. Mr. Russell second.

Mr. Schrupf made motion to close nominations. Mr. Amos second.

President Strong called for vote. All present in favor.

Election of Officers for 2018

President – Dan Strong

Vice- President – Jack Russell

Secretary – David Martin

Other new business:

Docket # PC-1117-014-NC Aesthetic Review

Petitioner: Hanh Nguyen – Cicero Nails and Spa

Property Address: 109 S. Peru St. Cicero, IN 46034

An aesthetic review application has been submitted regarding signage for the business.

President Strong asked for Mr. Taylor to give overview of why they are here, as signage and parking was previously approved. Mr. Taylor explained in 2012 the owner of the property, Mr. Thong Ho had petitioned for aesthetic overlay review and was approved for the signage as shown on big screen. Also, in the file was a diagram on how the signage was to be used. There have been several signs added, shown on screen. Temporary permit has been received for two signs in the red, but the brown signs are additional. Notified the petitioner via certified mail, she came in and has applied for amendment of the agreement.

President Strong asked for petitioner to approach and identify for the record.



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Trang Nguyen, Cicero Nails and Spa. Run the business not owner, my sister doesn't speak very good English to come for her.

Mr. Culp asked if owner of property. Ms. Nguyen stated no, rents. Mr. Culp asked if has a document in writing from the owner states you have authority to seek approval. Ms. Nguyen stated don't have anything. Mr. Culp went on to explain process to petitioner requiring a document called limited power of attorney, which would state you have the property owner's permission to request changes. Mr. Taylor will work with you on it, however without we can not hear this tonight. Ms. Nguyen the reason the owner not here, moved to So. Carolina, we took over the business. President Strong asked for clarification, you own the business but not the property. Mr. Culp stated we need the property owner for consent. Mr. Culp recommended tabling giving opportunity for written consent and then able to move forward. President Strong asked if understood process, explaining further when Ms. Nguyen stated not sure. Mr. Taylor explained she could come to see him.

Motion made by Mr. Schrupf to table PC-1117-014-NC. Mr. Zell second. All present in favor.

6. Plan Director's Report: Mr. Taylor stated report in front of members, not in packet. Revenue up 40% from 2016 to 2017. YTD up \$31,537 an 89% increase. Seven new permits this month. Second page is revenue sheet 2016 to 2017, variance of fees at the bottom, total gain \$44792 for year. Also included is new home starts for 2017, 42 in Cicero, 8 in Jackson Townships. Majority of Morse Landing West and Stillwater Cove, larger parcels in township. Mr. Schwartz asked that it be given to Mrs. Miller, Mr. Taylor stated already sent. President Strong shared M/I Homes were looking at 35 per year. Discussion on future growth with M/I Homes and challenges. President Strong stated nice report and will be expanded to include classes and other information. Mr. Taylor stated attended a training class today to reinforce the creditability of the inspection official, and another where studied annexation a couple of weeks ago.

7. President's Report: President Strong stated area of business is an appointment to the BZA from the Township. Currently this is Mr. Martin.

Motion made by Mr. Amos to appoint Mr. Martin to the BZA for the four-year term. Mr. Zell second. All present in favor.

Mr. Miller asked if there was still one seat short on that Board. President Strong explained the open position on the BZA, the rules, the seat is the TC President's appointment. Further discussion ensued. Mr. Culp explained the rules for seating on more than one board. President Strong stated any names should be submitted to Mr. Taylor. Discussion on Mr. Zell's position, which is as an alternate.

8. Legal Counsel's Report: Mr. Culp shared for information purposes, the Stormwater Board is looking at a change after 14 years for storm water fees.

Residential would likely be around \$5 and the big change would be to commercial. They would be assessed according to impervious surface impact. Background is that not charging enough for the impact, and second is that the impervious surface is what causes the largest impact to the system. Next steps continue working with Jan, Pat, and storm water board to come with final plan, then to go to Town Council. President Strong shared that this is not something new across the state. Mr. Culp not looking at making as a hardship for the residents.



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9. Board Member Comments: No Comments.

10. Next Planned Plan Commission Meeting: February 14, 2018

11. Adjournment: Mr. Russell made motion to adjourn. Mr. Schrupf second. All present in favor.

Signatures:

_____ President

_____ Secretary

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034