



# CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Plan Commission Meeting Agenda  
November 18th, 2015  
7:00 p.m.

## Roll Call of Members

Present:

- € Dan Strong - President
- € Christopher Lutz - Vice President
- € Paul Vondersaar - Secretary
- € Chad Amos
- € Tim Fonderoli
- € Dennis Schrumpf
- € Glen Schwartz
- € Steve Shields
- € Stephen Zell
- € Aaron Culp - Legal Counsel
- € Paul Munoz - C/JT Plan Director
- € Sally Mangas - Recorder

1. Declaration of Quorum

2. Approval of Minutes

**Meeting Minutes for October 14th Meeting are not prepared**

3. Old Business

**None**

4. New Business

**Docket #: PC-1015-021-C4**

**Petitioner: G&W Pierce Auto Parts Inc.**

**Property Address: 22275 US 31 North  
Cicero, IN 46034**

**Minor Subdivision: To allow for the split of 17.5 acres in to two parcels. Lot#1: 7.0 acres and Lot#2: 10.0 acres**

**Docket #: PC-1015-022-NC**

**Petitioner: Big Dog's Smokehouse**

**Property Address: 29 E Jackson St.  
Cicero, IN 46034**

**Aesthetic Review: To review outdoor seating in front of the restaurant.**

150 W. JACKSON ST. P.O. Box 650 CICERO, IN 46034  
PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG



## CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

**Docket #:** PC-1015-023-DC

**Petitioner:** Erika's Place Restaurant

**Property Address:** 40 W. Jackson St.  
Cicero, IN 46034

**Aesthetic Review:** To review facade improvements to the front of the restaurant.

5. Plan Director's Report:  
Arts and Antiques District/Overlay for State Road 19 - Community petition presented to the Plan Commission
6. President's Report:
7. Legal Counsel's Report:
8. Public Comment:
9. Board Member Comments:
10. Next Planned Plan Commission Meeting:  
**November 11th, 2015 @ 7:00 p.m.**
11. Adjournment:

Signatures:

\_\_\_\_\_  
Dan Strong - 2015 President

\_\_\_\_\_  
Paul Vondersaar - 2015 Secretary

\_\_\_\_\_  
- Recorder

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

Location:

Cicero Town Hall  
70 N Byron Street  
Cicero, IN 46034





## **RATIO**

Architecture   Preservation   Interior Design   Landscape Architecture   Urban Design + Planning   Graphic Design

November 13, 2015

Paul Munoz, Planning Director  
Town of Cicero  
150 W. Jackson Street  
PO Box 650  
Cicero, IN 46034

RE: Proposal

Greetings Paul:

Aaron and I discussed the Town's desire to create an overlay district for the prominent SR 19 Corridor and Downtown area. This is a good planning tool for special character areas of the Town where additional development and design requirements can be superimposed on top of the basic minimum requirements of the underlying base zoning districts. An overlay district would:

1. Provide for a district that will permit the expansion, redevelopment and infill of the mixed-use development currently found in small incorporated and unincorporated areas throughout the County;
2. Preserve and promote traditional town building compatible with the visual character and architectural scale of existing development with grid pattern of streets, alleys and blocks;
  1. Promote development that is designed to accommodate pedestrian and vehicular traffic;
  2. Require visual buffers where commercial uses occur adjacent to existing residential; and
3. Preserve and promote the location of dwellings, shops and workplaces in close proximity to each other, and permitting residential uses on upper floors of buildings in commercial areas.

Aaron asked me to submit an estimate to accomplish this task. I have prepared an outline of potential costs below which could be affected by several factors we would consider:

- The goals and objectives of the Comprehensive Plan
- The goals, objectives and specific recommendations of the Downtown Revitalization Plan
- The amount of public engagement to get community support and buy-in

RATIO is familiar with the Town's Ordinances, having just reformatted all and updated portions of the Zoning Ordinance in 2015. An overlay district could be added as an additional chapter in the existing ordinance with cross-references to it added throughout the ordinance. Our proposed tasks and estimate of probable cost below also includes assisting town staff through the adoption process.

### **TASKS**

1. Staff, stakeholder and community engagement (three trips)



Paul Munoz

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2. Draft the Overlay District
3. Integrate Overlay into the rest of the UDO, make required edits
4. Adoption Hearings (Plan Commission and Town Council) (two trips)
5. Final Production

**Total - \$25,200.00 (includes reimbursable except for final color copies)**

Please review the attached and do not hesitate to contact me directly at 317-275-6948 if you have any questions. Thank you again for reaching out. We look forward to further discussing this exciting project with you.

Sincerely,

Aaron Kowalski, AICP  
Urban Planner

317.275.6948

[AKowalski@RATIOdesign.com](mailto:AKowalski@RATIOdesign.com)

John D. Jackson, ASLA, LEED AP  
Principal, Dir of Landscape Architecture, Urban  
Design +  
Planning

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# CICERO / JACKSON TOWNSHIP PLAN COMMISSION

CICERO/JACKSON TOWNSHIP PLAN COMMISSION MEETING  
WEDNESDAY NOVEMBER 18TH, 2015  
6:00 P.M.

Please print your name and sign in:

Cheryl Faulkner	1400 Stringtown Pike
Michael West	609 Iron Bridge Rd
<del>Willie Blum</del>	22310 US 31
Cheryl Hunt	40 W. Jackson St. Cicero
<del>Bobby</del>	948 Conner Str Mablesville IN
Benny Pierce	22275 US 31 - North Cicero