



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC-0418-002-C4 Pierce-Minor Subdivision
PC-0718-005-C1 Kunzer- Aesthetics Review
PC-0718-006-C3 Widows-St. Rd. 19 Development

Plan Commission Meeting Minutes August 8, 2018 7:00 p.m.

President Strong opened meeting thanking public for understanding while legal counsel was contacted concerning a matter to come up later tonight.

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Chad Amos
- ☐ Dennis Schrumpf
- ☐ Glen Schwartz
- ☐ Marc Diller
- ☐ Steve Zell
- ☐ Rusty Miller
- ☐ Jack Russell
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

David Martin

Aaron Culp-Legal Counsel

1. Declaration of Quorum- President Strong declared quorum.
2. Approval of Minutes
Motion made by Mr. Zell to approve minutes from PC Meeting July 11, 2018. Mr. Diller second. All present in favor.
3. Approval of Agenda- Motion required for approval of tonight's agenda if no additions or corrections.
Motion made by Mr. Amos. Second by Mr. Zell. All present in favor.
4. Public Comment
President Strong welcomed any comments from public outside the agenda items. No comments.
5. Old Business:

President Strong opened old business. Previously tabled.

Docket #: PC-0418-002-C4

Petitioner: Gary Pierce

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



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A Minor Subdivision application has been submitted concerning articles four (4) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide forty and seventy-four hundredths (40.74) acres into four (4) separate parcels.

President Strong asked Mr. Taylor if petitioner was present. Mr. Taylor stated not present.
Mr. Schrumpf made motion for business to remain tabled. Mr. Amos second. All present in favor.

6. New Business:

Docket #: PC-0718-005-C1

Petitioner: J.B. Plaza Holdings-Joe Kunzer

Property Address: 1200 S. Peru St., Cicero, IN 46034

Aesthetic Review Overlay District Application regarding a permanent wall sign.

Mr. Taylor addressed Board, Petitioner and/or representative are not present. President Strong asked if expected. Mr. Taylor stated had not heard anything to the contrary, therefore expected them.

Mr. Amos made motion to table PC-0718-005-C1. Second by Mr. Zell All present in favor.

Docket #: PC-0718-006-C3

Petitioner: Stan Widows

Property Address: 22210 St. Rd 19, Cicero, IN 46034

Aesthetic Review Overlay District Application for the development of commercial property with regards to Building Facades, Landscaping, Lighting, and Signage.

President Strong addressed group with the concern that this petition is one that had questions to be addressed to Mr. Culp for clarification. There are special circumstances regarding property, existing development. The main question is whether able to maintain legal non-conforming status or to develop under current ordinances. This property can not meet the current ordinances, so the determination is that the property can stay as legal non-conforming as Mr. Widows must build on the current non-pervious surfaces, can not move the parking lot all due to the mortarium due to drainage. Example was used as current side yard set back is 10 ft. ordinance is 40. As legal non-conforming will be able to keep the 10 ft as the building stays on the current footprint.

Stan Widows addressed Board stating purchased property with intent to make nicer asset to Cicero. With drainage situation, can only use 1/3 of the 2 acres, making improvements with curbing, lighting. Anticipate adding more if drainage is corrected. Storage buildings yet can't pave the parking. Pictures distributed.

Signs will be small monument, drains to the south. President Strong clarified that pictures show a pole sign, however will be going with a monument sign no pole. Mr. Zell stated noticed the renderings have a service door, what is the proposed business. Mr. Widows stated going to lease the building so either landscaping or auto. Mr. Widows went on to explain his current property expectations and correction of earlier problem. President Strong verified with Mr. Taylor that permitted uses were discussed for this property and outside of that a variance would be needed. Mr. Taylor stated yes. Mr. Widows explained he didn't anticipate a need for a variance as the ordinance allowed many uses. Mr. Miller asked how the



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previous buildings got built if there was a mortarium, they weren't that old. Mr. Russell stated Google maps has what it looked like. Mr. Widows stated they were 25 years old. President Strong stated he didn't know when the mortarium on drainage went into place, Mr. Munoz was aware of the mortarium on the east side of the road. At some point was determined both sides of 19th. Mr. Widows stated he has addressed it for 25 years due to the lot across from the Dollar Store. Concern expressed for how long something would be in place. Mr. Russell stated the anticipated building plans are certainly an improvement. Mr. Widows expressed his appreciation for being able to do what he can, to use the rest would likely to remove these buildings. Mr. Widows expressed masonry would be visible. Discussion ensued on the elements/renderings. Mr. Russell asked about the gate to the back. Mr. Widows stated fence would be black, but don't want access for everyone even though there would not be anything back there. Mr. Zell asked about dumpster placement. Mr. Widows stated 20ft gate and indicated plan. President Strong asked about lighting plans. Mr. Widows stated 15-20 ft, post lights, none on building due to bugs, LED lighting. President Strong asked about security lighting, on at night or timeframes. Mr. Widows explained all dusk to dawn lights, two small lights for the signage. President Strong asked about signs on the building. Mr. Widows stated no signage on buildings, explaining his reasoning from damage. He stated happy with the place for sign, and it will meet the needs. President Strong asked about landscaping plan. Discussion ensued. President Strong stated appears that ordinance is being followed. Mr. Zell stated nice job in presenting. President Strong asked about outdoor storage, even though can't pave or gravel, if you decided to have some, it would need to be screened. Mr. Widows stated if leased to landscaping company, would prefer to back to make the front presentable and shielding. President Strong stated if had wish, it would be that the drainage is fixed. Mr. Widows stated appears will cost a lot of money.

President Strong addressed to the Board, this does not require a public hearing since aesthetics review, if there aren't any further questions look for a motion.

Mr. Amos made motion to approve PC-0718-006-C3. Mr. Russell second.

Mr. Russell-yes, Mr. Miller-yes, Mr. Amos-yes, Mr. Diller-yes, Mr. Schwartz-yes, Mr. Schruppf-yes, Mr. Zell-yes, Mr. Strong-yes. Motion passed.

7. Plan Director's Report: Report was email. Numbers were down a bit. No activity at Anthony Meadows as of yet. Training on Mapping able to start using. President Strong asked for why this would benefit the Town. Mr. Taylor stated iPad compatible, can map manhole placement, planning department elements.

8. President's Report: President Strong thanked everyone and not much to add. Would like for the next agenda to include permitted uses discussion. We have had a couple of small discussions on this and would like to have open discussion on possible changes/expansion to the neighborhood commercial district. If anyone needs a copy, please contact CJ.

9. Legal Counsel's Report-none present.

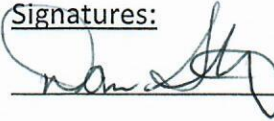
10. Board Member Comments-Mr. Amos asked if capable to print in the office on the Mapping. Discussion on options. Main/Jackson was the request. Mr. Taylor will get a copy. President Strong asked if approval of agenda was necessary and if not, can we remove it. Mr. Taylor stated absolutely.



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11. Next Planned Plan Commission Meeting: September 12, 2018
12. Adjournment: Motion made by Mr. Schrumpf to adjourn. Mr. Schwartz second. All present in favor.

Signatures:

 President

 Secretary

Date: _____

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



Please print your name, address, and sign in:

JUNE BAKER 831 S. Juncyard
STAN WIDOWS 1380 Lt (House P.t. Cicer.

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