



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC- 0418-002-C4- Pierce
PC-0718-005-C1-Kunzer-sign
PC-0818-007-PC- Hall-revised signage

Plan Commission Meeting Minutes September 12, 2018 7:00 p.m.

Roll Call of Members

Present:

- Dan Strong
- Chad Amos
- Dennis Schruppf
- Glen Schwartz
- Marc Diller
- Steve Zell
- Rusty Miller
- Jack Russell
- David Martin
- Aaron Culp-Attorney
- C.J. Taylor - Plan Director
- Terri Strong - Recorder

1. Declaration of Quorum- President Strong declared quorum.
2. Approval of Minutes
Motion made by Mr. Amos to approve minutes from PC Meeting August 8, 2018. Mr. Zell second. All present in favor.
3. Public Comment
President Strong welcomed any comments from public outside the agenda items. No comments.
4. 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

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. President Strong stated would remain tabled. Mr. Martin asked how long this docket has been tabled. Answer was since July.



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Mr. Martin asked how long it could remain tabled. President Strong answered, entirely up to the board. Mr. Taylor shared recent information on a visit to discuss operating business not allowed. Petitioner stated to Mr. Taylor, he would be getting with Miller Survey to become in compliant, and also to arrange to subdivide to sell off portions. Mr. Taylor stated he expected to hear more in the next week and in the petitioners favor to remain tabled.

Mr. Martin made motion for business to remain tabled. Mr. Russell second. (actual vote was not needed, simply remained tabled)

President Strong moved to next docket, previously tabled in August. Petitioner is present.

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

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.

Joe Kunzer 627 Coral Court, Proposing sign with change to Cicero Holistic Health. Hoosier Sign is doing the sign, and actually in contract to use them for any signs in the strip center. It is an 18" tall by 234" wide. Similar to the IU Health Sign. Mr. Zell asked if any signs planned for the monument sign or on doors and windows. Mr. Kunzer stated no to the monument sign, would expect Dr.'s names and hours of operation on doors and/or windows, and if change to monument sign would seek approval. Mr. Russell asked if IU Health sign is internally lit. Mr. Kunzer stated yes. President Strong asked Mr. Taylor if measurements met the ordinance limitations. Mr. Taylor stated he believed so, would need to verify, there are two store fronts being used.

President Strong reminded everyone that motions are made in the affirmative.

Mr. Schrupf made motion to approve PC-0718-005-C1 and to allow Mr. Taylor to approve other signs for doors, similar to IU Health. Mr. Russell second.

Mr. Russell-yes, Mr. Martin-yes, Mr. Schrupf-yes, Mr. Amos-yes, Mr. Miller-yes, Mr. Diller-yes, Mr. Zell-yes, Mr. Schwartz-yes, Mr. Strong-yes. Motion approved.

President Strong stated approved, and to contact Mr. Taylor with any additional questions.

5. New Business

Docket #: PC-0818-007-PC

Petitioner: Matt Hall- The Boathouse Restaurant

Property Address: 409 West Jackson St., Cicero, IN 46034

Aesthetic Review Overlay District amendment regarding signage and decorative torches.

Matt Hall 265 Slay Circle, Noblesville like to make amendment to sign, from the Boathouse adding Swan Diver Girl, added to the existing sign. This is for marketing the whimsy, fun to our brand. President



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Strong asked for Mr. Hall to explain the patio. Lighting the lake front with gas torches (8). Need to talk to CJ or fire dept. or whomever to add them to the area. Mr. Russell asked what they looked like. Mr. Hall answered with 8" spun copper one-inch gas stems. Natural gas. Discussion on the pictures that are present. Mr. Hall stated they are only at the lake level. President Strong asked if approval was sought by fire department. Mr. Hall stated he was starting here, and would seek approval from whomever next, did speak to C.J. President Strong expressed that they would be part of a contingent upon approval. Mr. Zell asked if propane tanks. Mr. Hall stated natural gas line, lower than a 60-watt light bulb. Mr. Hall for effect, shimmering on the lake. President Strong stated when here before, the sign on the awning, is it the same color as here before. Mr. Hall stated if different it wasn't intentional. Removed the text and the red color to match colors. Mr. Russell when you add to the front signs is it layered or pop out. Mr. Hall stated it would pop out approx. an inch. Mr. Taylor used monitor to refresh from last meeting. Discussion ensued. Mr. Zell asked about parking lot lights, it can be pretty dark, are you looking for additional lights. Mr. Hall stated didn't add any but there is one that isn't on, insurance wants it on, but it is an issue with Duke. Mr. Zell with talking about aesthetic review, lighting is part of it. Mr. Hall stated one additional light, big parking lot light that is a rental light from Duke. President Strong stated led lights that were blinding people homes. Mr. Amos stated there were three and had to be adjusted, so keep it in mind for the blinding. Mr. Zell asked for the lighting to be on the record for review for safety.

Mr. Amos made motion to approve PC-0818-007-PC Contingent upon fire department approval for the torches and making note of the background change from previous approval. Mr. Russell second. Mr. Martin-yes, Mr. Russell-yes, Mr. Miller-yes, Mr. Amos-yes, Mr. Diller-yes, Mr. Schwartz-yes, Mr. Schrupf-yes, Mr. Zell-yes, Mr. Strong-yes. Motion passed.

7. Plan Director's Report: Report was email. Nothing to add to the report.

8. President's Report: President Strong one thing we agreed was to discuss possible changes to the neighborhood commercial district definitions. This is to make it easier for some businesses to go thru the process and come to the area. Everyone had reviewed the list. Mr. Amos expressed concern for dry cleaning-chemicals used. Mr. Taylor stated that would fall under environmental. Mr. Zell expressed concern for shop-bullet point 5. This was a typo and should have said antique shop and apparel shop. President Strong stated that most items on the list would still go thru aesthetic review, parking would be a concern. Mr. Schrupf verified the area that is NC. Discussion ensued with the map on the areas affected. Please review further prior to taking to Town Council, would like to discuss at next meeting for recommendation.

9. Legal Counsel's Report: No comments at this time.

10. Board Member Comments: Mr. Miller what is holding up Tamarack. Mr. Taylor answered currently the Wastewater/sewer permit from IDEM. President Strong stated it was not anything on the part of the Town. Mr. Amos questioned the seating on the Boathouse. Discussion ensued.

11. Next Planned Plan Commission Meeting: **October 12, 2018**



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12. Adjournment: Mr. Amos made motion to adjourn. Mr. Russell second. All present in favor.

Signatures:

_____ President

_____ Secretary

Date: _____

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034