



# CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC-1018-010-AG Ogram  
PC-1018-009-NC Deckard Knapp  
NC District recommendation

## Plan Commission Meeting Minutes November 14, 2018 7:00 p.m.

### Roll Call of Members

Present:

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

Absent:

Aaron Culp-Attorney

1. Declaration of Quorum- President Strong declared quorum.

2. Approval of Minutes

**Motion made by Mr. Martin to approve minutes from PC Meeting October 10, 2018. Mr. Schrumpf second. Mr. Zell and Mr. Diller abstained. Remaining members all in favor.**

3. Public Comment

President Strong welcomed any comments from public outside the agenda items. No comments.

4. Old Business:

**Mr. Zell made motion to move Old Business to later in meeting. Mr. Amos second. All present in favor.**

5. New Business

**Docket #: PC-1018-009-NC**

**Petitioner: Deckard Knapp, LLC. - Cheryl Faulkner**

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



## **CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING**

**An Aesthetic Review application has been submitted concerning Article 5.3 of the Cicero/Jackson Township Zoning Ordinance in order to: Paint a Mural Advertisement (Coke Bottle) on the exterior of a business. Also, to replace the existing business sign on the front of the building.**

President Strong asked for petitioner to address the Board.

Cheryl Faulkner-Owner of Big Dogs Barbeque, here about the Coke-a-cola mural sign that has been up for a while and apologize for not realizing permitting was needed. Affinity for old nostalgic items was shared. Also, here about the sign on the roof replacing/adding a mini water tower. Would not exceed the top of the building. Existing lights would shine on its whichever way came into town. Property owner has agreed with both items.

President Strong asked for questions from the Board. Mr. Russell stated work was very well done on the mural. President Strong asked how the signage would be mounted. Mrs. Faulkner stated brackets and treated timber to the roof/brick, very secure. Galvanized wire that goes around would also be attached, adding to the aesthetics. President Strong stated trying to determine the classification for this sign. Mrs. Faulkner stated previous sign had brackets as well, similar to the existing sign. Mr. Taylor stated since being attached similar to the existing could go either way. Roof sign or Projecting. President Strong stated trying to determine which kind for whether it is to go before the BZA. A roof sign would go to the BZA for determination. Mr. Zell stated as described, feels is a projecting based on the way it is mounted.

President Strong stated after questioned members of Board, here for aesthetic review which does not require public hearing. Continuing, here for the mural sign because it advertises a product on it, Coke-a-Cola, and to approve or deny the changes to the existing roof projected sign. Stated all motions are worded in the affirmative.

**Mr. Amos made motion to approve PC-1018-009-NC as presented. Mr. Russell second.**

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

### **Docket # PC-1018-010-AG**

**Petitioner: Roger and Barbara Ogram**

**Property Address: 2853 E. 236<sup>th</sup> St. Cicero, IN 46034**

**A Minor Subdivision application has been submitted concerning article four (4) of the Cicero/Jackson Township Subdivision Control Ordinances in order to: Subdivide 6.86 acres into two (2) separate parcels and to include a waiver of Article 4.2, f of the Cicero/Jackson Township Subdivision control Ordinance that requires the first tow (2) parcels of a minor subdivision to share one (1) drive.**

President Strong asked for petitioner to step forward.

Nathan Althouse, Millers Survey 948 Conner St. Noblesville, IN. representing the Ogram's. Handed out information. Mentioned the Wolfe property as this property is like a "U" around it. House is on market however have had trouble due to the acreage. Have had interest if property was smaller, so the Ogram's decided to divide the property. Take the west line of the Wolfe's property and straightened it up, lot 1, with Lot 2 is the rest of the property. Here today to seek a two-lot subdivision contingent upon the BZA approval tomorrow night. Variances-first two are road frontages, next is width of the lot, fourth is the front to depth ratio, fifth is the 50-foot drive strip, have received road cut approval which would benefit the Wolfe property.



## CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

Using the aerial, all lots on Anthony are odd shaped, long, so these are not out of ordinary for the area. President Strong asked for questions from Board. Mr. Martin asked if any opportunity with the Plummer subdivision of sharing drive. Mr. Albright answered he is aware and approving of what is being done, however that was not brought up as an option. President Strong asked for other questions or motion to open public hearing.

**Mr. Zell made motion to open public hearing for PC-1018-010-AG. Mr. Diller second. All present in favor.**

**Joe Petgalt** 112930 E. 236<sup>th</sup> ST. Cicero, IN. described where on the aerial. Questioned the number of houses and drives. Mr. Albright answered one house and one drive to be shared with the Wolfe's property. Mr. Petgalt asked if any road improvements would be done. Mr. Albright answered no, just the drive.

Dean Schulenburg, 2985 E., No issue with trying to do, the line has been surveyed three different times and there has been three different lines on our side. Mr. Schulenburg concern is that the line is accurate. Surveyors office has the same line as he does. The angle is the issue. Mr. Albright stated the southeast corner 50 ft. is an angle. The monitor was used to describe the points. Mr. Albright assured no issue and would be flagged.

**Mr. Zell made motion to close the public hearing. Mr. Schrumpf second. All present in favor.**

Mr. Zell questioned if motion would need to be contingent upon the approval of the five variances by the BZA. President Strong stated that is correct, they need to be buildable lots to sell as such. Mr. Taylor stated in the packets, there is a white sheet prepared for the homeowner that lists the shared drive is a BZA issue when it is actually a Plan Commission issue. That is why it is before the PC tonight.

President Strong explained all motions are made in the affirmative and the Board does have latitude to add commitments and contingencies.

**Mr. Zell made motion to approve PC-1018-010-AG as listed with addition of contingent upon all five distinct variance requests to the BZA for approval. Second by Mr.**

**Mr. Zell-yes, Mr. Martin-yes, Mr. Miller-yes, Mr. Amos-yes, Mr. Schwartz-yes, Mr. Schrumpf-yes, Mr. Russell-yes, Mr. Diller-yes, Mr. Strong-yes. Motion passed.**

**President Strong stated this phase is approved and can continue to the BZA tomorrow evening.**

### 6. Old Business:

President Strong explained the goal of reaching a consensus to take to the Town Council on the changes of NC District Use Standards either favorable or unfavorable, or to not continue with any changes. Mr. Strong stated brief discussion in October. Mr. Schrumpf stated he had no issue with proceeding with a positive recommendation to the Town Council. Mr. Zell stated he agreed a lot of thought had gone into the process. No further questions or comments arose.

**Mr. Schrumpf made motion to send the changes of the NC District to the Town Council with a favorable recommendation. Mr. Zell second. All present in favor.**



## CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

7. Plan Director's Report: Report was emailed on 10/30/18. NC Districts changes if the Town Council would approve, there would be a new page for your books at next meeting. President Strong asked for a brief update on the M/I project. Mr. Taylor stated met with reps from M/I with Mr. Strong and a schedule of construction was presented. Listed a few points that are upcoming, primarily drainage and street development. Curbs and partial paving before the end of November, hoping for a start on model home by end of year or early 2019. Mr. Zell asked terms of corner 236<sup>th</sup> and Tollgate, any more discussion on this parcel. Mr. Taylor stated sitting idle and not part of the M/I project, and not aware of any progress.

8. President's Report: President Strong stated appreciation for attendance.

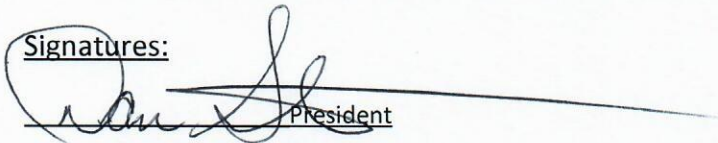
9. Legal Counsel's Report: No comments.

10. Board Member Comments: Mr. Amos stated town did receive a grant for \$538,000 for East Jackson improvements. Consensus was this is great news for the improvements to the Downtown area along with the Façade grant. Mr. Amos listed many of the components of the project, expected completion is May 2019. Mr. Martin asked if further discussion on Main and Jackson improvements. Mr. Amos referred to Mr. Strong's model, stating met with officials from Carmel to discussion new options being used there. Discussion on what this potential would look like as a concept design. Mr. Martin stated any update on restaurant. Mr. Amos stated parking lot has had a lot of activity. Discussion ensued. Mr. Schrupf asked for update for property on North 19. Mr. Taylor stated legal action has been taken and process is taking place for demolition. Mr. Miller stated likely his last meeting, offer on house and moving to another area. Everyone stated their appreciation of his service and wished him the best.

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

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

Signatures:

 President

 Secretary

Date: 12-12-18

Location:

Cicero Town Hall  
70 N Byron Street  
Cicero, IN 46034



**7:00 P.M.**

Please print your name, address, and sign in:

Cheryl Faulkner Big Dogs

DAVID SCHULENBURG 2985 E 236<sup>th</sup> David K Schulenburg

NATHAN Althouze Miller Surveying 773-2644  
Barbara Ogram

Barbara O gram

Joe & Cheryl Pettigohn 2130 E. 236th St.