



Cicero / Jackson Township Plan Commission Meeting

PC#2018-013-NC Schuler

PC# 1218-014-NC Lincor/EZ carts

Plan Commission Meeting Minutes

January 9, 2019 7:00 p.m.

Roll Call of Members

Present:

- ☐ Dan Strong – Town Council Rep.
- ☐ Jack Russell – Town Council Rep.
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Greg Gary
- ☐ Stephen Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

David Martin

Liz Foley-Nelson- arrived at 7:07 as noted below.

1. Declaration of Quorum President Strong declared quorum with 6 members present.
2. Approval of Minutes Mr. Schrumpf noted a couple of typo changes, name Alden in third paragraph. **Mr. Schrumpf made motion with corrections to approve minutes from PC Meeting: December 20, 2018. Mr. Zell second. All present in favor.**
3. Public Comment President Strong stated this is the time for anyone that has comments for items not on the agenda to address the board. No comments were made. President Strong did welcome Mr. Greg Gary to the Board. Also acknowledged new member Liz Foley-Nelson unable to join tonight but look forward to working with her in February.
4. Old Business: No old business.
5. New Business: President Strong opened new business with election of officers.
President: Currently Dan Strong
Vice President: Currently Jack Russell
Secretary: Currently David Martin

Mr. Russell nominated Mr. Strong for the office of President. Mr. Zell second. President Strong asked if further nominations.

Mr. Schrumpf made motion to close nominations for president. Mr. Diller second. All present in favor.

President Strong thanked the Board for allowing him to continue, adding that if anyone else is interested he certainly would welcome that. Note by Board-he said this after the vote!

President Strong asked for nomination for Vice President.

Mr. Zell nominated Mr. Russell for another term of Vice President. Mr. Schrumpf second.

President Strong asked if other nominations, none presented.

Mr. Zell made motion to close nominations for Vice President. Mr. Schrumpf second.

All present in favor of nomination of Jack Russell as vice president.

President Strong asked for nomination for Secretary.

Mr. Schrumpf nominated Mr. Martin for additional term as secretary. Mr. Diller second.

No further nominations.

Mr. Russell made motion to close nominations for secretary. Mr. Zell second.

All present in favor of nomination of Mr. Martin for secretary.

President Strong stated moving on to appointments. First is appointment to BZA from Plan Commission, currently that is David Martin as required for agricultural representation.

Mr. Zell made motion to reappoint Mr. Martin to BZA. Mr. Schrumpf second. All present in favor.

President Strong stated next can be done as a group if so desired.

Appointment of Legal Counsel-Currently Aaron Culp

Appointment of Plan Director-Currently C.J. Taylor

Appointment of Plan Dept. Admin. Assistant-Currently Emily Russell

Appointment of Recorder-Currently Terri Strong

President Strong stated the appointments are needed to allocate funding for the positions.

Mr. Schrumpf made motion to appoint the above-mentioned individuals to the appointments of Legal Counsel, Plan Director, Administrative Assistant and Recorder. Mr. Zell second. All present in favor.

Mrs. Liz Foley- Nelson arrived. Minutes reflected above.

Continuing new business, President Strong opened Docket asking petitioner to step forward and state name and address and describe project request.

Docket # PC-1218-013-NC Aesthetic Review

Petitioner: Scott Schuler

Property Address: 770 South Peru Street Cicero, IN 46034

Scott Schuler and wife Kelly moved from an hour and half from north, complimented the downtown area of Cicero. Live at 2322 **Four Marin drive**, Vintage Woods. Purchased property at 770 So. Peru. Intentions are for it to be a rental property for accountant, doctor whatever may come forward. Idea is to mimic the downtown area with clean classic look. Packet includes several changes. Clean up roofline, three large windows with black trim, go before the BZA next month. Idea is to name the building however, if that takes signage allowance will reconsider. Second building is garage area, intent is to get front done, paint back to match then review when tenant is determined. Example if indoor parking is needed, would further match front of the building. If not needed, perhaps tear down. Discussion of changes. Mr. Zell clarified the back-garage intent is to leave up for now. Mr. Schuler stated short two feet short of having angle parking. Mr. Russell questioned if there is street parking. Mr. Schuler stated state does not allow but asking for designation. Mr. Russell questioned number of parking, expressing concern for parking on 19th. Mr. Schuler stated there is 8 spots in the back. Discussion ensued. Mr. Schuler stated trying to keep clean downtown look, and potential change to handicap ramp. Pictures were discussed. President Strong asked about lighting. Mrs. Schuler answered recessed lighting along Wilson St., with three lights on front. President Strong questioned parking lot lights. Mr. Schuler stated if back is used as garage, down shielded lighting would be added for safety.

Mr. Russell asked Mr. Taylor if this was the area that was redefined for usage. Mr. Taylor stated yes, it is now a NC district. Mr. Zell stated nice package presented. President Strong stated he thought ordinance required brick so if not used, variance would be required. Mr. Schuler stated intent would be to reuse the brick. Mr. Zell clarified that the building was previously used for business. Mr. Taylor stated the south side enclosed porch would be removed, that is how he would get the depth of the parking spaces. Mr. Zell questioned how many variances. Mr. Taylor stated three, two parking and lighting. Mr. Zell stated would need to make contingent upon approval from BZA. Mr. Taylor also stated the Town can not grant approval for parking on a state highway. This is why asking for the other variance. On street parking is allowed in this area. President Strong asked if air condition unit will remain in current area. Mr. Schuler stated intent is to move to back out of view. Landscaping plan was discussed as presented. Mr. Zell asked if date for construction was set. Mr. Schuler stated would like to say spring start, contractor has not been set, would like to be completely done in mid-summer. Mr. Russell thanked Mr. Schuler for wanting to invest in our town and welcomed him to the community. President Strong stated does not require public hearing since aesthetic review, asking for further questions. Mr. Culp stated he didn't feel the project was contingent upon the variance approvals.

Mr. Russell made motion to approve PC-1218-013 NC. Mr. Zell second.

Mrs. Foley-Nelson-approve, Mr. Diller-approve, Mr. Schruppf-approve, Mr. Gary-approve, Mr. Zell-approve, Mr. Russell-approve, Mr. Strong-approve. Motion approved 7-0.

President Strong stated approved, continue to work with Mr. Taylor on process. Mr. Schuler complimented Mr. Taylor how great he has been to work with so far.

Docket # PC-1218-014-NC Aesthetic Review

Petitioner: Lincor LLC/EZ Go Golf Carts

Property Address: 49 East Jackson Street Cicero, IN 46034

President Strong asked if petitioner was represented, please step forward.

Scott Lindberg with Lincor, building is at 49 East Jackson St., give the floor to Craig Fisher, live in 1116 Ashbourne Dr. Noblesville. Love the area, Noblesville and Cicero, looking for approval to operate our business in this location EZ Go Golf Cart business. Not looking to add anything to the façade of the building, seasonal planters, but approval for business. Mr. Zell asked for clarification on building owner. Mr. Lindberg stated he is the property owner leasing to GC-Mr. Fisher. President Strong asked about painting outside. Mr. Fisher stated no, planning on cleaning building in spring, glass has been added, but seasonal pots will be added. Lighting is in place with cleaning, if painting is needed, would be same bronze color. Signage was presented. President Strong asked if intent was to have golf carts sitting out, like in the picture. Mr. Fisher stated yes, not on sidewalks, probably three under the awning during business hours. Mr. Schruppf asked about service. Mr. Fisher stated some on site but most off site. Mr. Taylor stated signage on the building. Mr. Fisher explained the diagram bolted to side. Business hours would be on left of door, with logo. Looking to add track lighting inside, which would shine down not out the windows. Mr. Taylor stated on outside lights shine only on signage, guidelines in place. Mr. Fisher asked for permission for temporary sign. Expecting to open mid-February. Expect Mid-February to Mid-November season. President Strong asked if more signage in future is needed. Mr. Fisher stated did not anticipate more signage for any reasons. President Strong asked about permitted uses. Mr. Taylor stated will be going to BZA for use and will discuss minor repair approval. Mr. Fisher stated as a satellite location expected 1-2 employees. Mr. Schruppf questioned how much of building was to be used. Mr. Fisher stated 4000 sq. ft. approx. Mr. Lindberg stated grooming business in back, GC one of the bays for trailer. President Strong questioned Board on landscaping piece and temporary banner, and questioned number of days. Mr. Fisher stated Grand Opening perhaps, EZ Go will do promotions but would be on-line. Mr. Fisher stated, would like to have a Grand Opening banner with approval, same size as temporary signage.

Mr. Zell made motion to approve PC-1218-014-NC including the landscaping plan presented, external temporary signage and Grand Opening banner if desired for 90-day maximum posting. Motion contingent upon Board of Zoning Appeals approval on land use variance. Mr. Russell second.

Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Gary-approve, Mr. Zell-approve, Mr. Russell-approve, Mrs. Nelson-approve, Mr. Strong-approve. Motion passed 7-0.

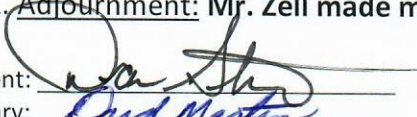

6. Plan Director's Report: Included in your packet also via email from Mr. Taylor. Off pace from 2017 revenue, due to lack of inventory for building, looking for 2019 to change that with M/I progress. On other matters, cleanup of properties is continuing as well as 792 Peru requested extension of demo, TC has declined that request. Mr. Russell asked if there was an update on the Greystone Village house fire. Mr. Taylor stated he would look into further information. President Strong asked for update during February meeting. Mr. Russell stated approved sign on 19, Dr. Joe's, how long do they have for temporary sign. Discussion ensued. Mr. Taylor will follow up on the process, and temporary sign will come down. Mr. Zell north of 19, Wine place, doesn't appear to have any action on construction, becoming eyesore, what is status. Mr. Taylor spoke to Mr. Yeary two weeks ago, work was being done by his employees and as RAM busted loose with business, he pulled his people off the building. Mr. Taylor continued with not abandoned, however, will need to review time of permit as deadlines are likely approaching. Mr. Culp stated there have been starts and stops due to issues with drainage from the County. Mr. Zell on GW Pierce property, what is status. Mr. Taylor stated will need to go out that way to review what is current. Mr. Taylor stated they were approved by BZA to have outside storage in the one area, as well as to continue salvage yard until the final plats were filed. Commitment letters were given to Mr. Pierce, and in meeting with Mr. Althouse there is some confusion on the property owners listed, they have been corrected and resubmitted to Mr. Pierce for signatures. Mr. Zell questioned property on Sculley Road, approved approximately two years ago. Still incomplete barn and fencing, had quite the showing from the neighborhood, requested update on the project. Mr. Taylor stated a few months ago, filed for new permit as extensions were used. As of last week, some work has been done, however, not enough to be satisfaction, phone call has been made concerning permit. Mr. Zell stated his appreciation for the follow up, feels vested in the process. Mr. Russell asked one further matter, the white van yard on 19 north. Mr. Taylor explained that some of the vans have been removed off site and after the holidays would have the plan for continued clean up. The property owner does have the demo permit for the building in the back to be removed. Mr. Taylor stated the owner was told that any remaining vans had to be able to prove where operational. Mrs. Nelson asked if it was a working business. Mr. Taylor explained how the business operated, and the last 15 years had become more of a scrap yard appearance, we do seem to be making progress. President Strong expressed praise for the way Mr. Taylor has been handling this particular issue. Mr. Taylor did state the large building was structurally sound even though it needs TLC.
7. President's Report: President Strong welcomed and thanked Liz Foley-Nelson officially. And again welcomed Mr. Gary. President Strong stated it was good to see questions being asked. If they do not have a zoning book, see Mr. Taylor and to see Ms. Unger to be sworn in. President Strong ended with thanks for vote of confidence to be president and appreciation for everyone's commitment to attending all the meetings.
8. Legal Counsel's Report: Mr. Culp updated 792 Peru St. he received most recent letter in mid-December, signed colorfully. He asked for extension. Recommendation to Town Council was to not grant that

extension. Leverage for demo is at stake. Other item is the annexation of M/I, due to errors on engineer's part, however paperwork is now resolved and filed on December 31, 2018 thanking Mr. Strong for his assistance. Mr. Culp explained the concern was the moratorium on annexing this year due to census. Mr. Russell stated Tamarack is now on the M/I website. President Strong stated should be seeing permit request for model homes soon. Mr. Taylor echoed that adding, a meeting has been requested.

9. Board Members comments: Mr. Zell thanked everyone for allowing him to continue on the board, this being year 13 or 14. President Strong stated the board does a good job of bringing different expertise and asking the questions needed. Mr. Schrumpf adding his appreciation of Mr. Taylor being proactive in his dealings and being positive in the handling. Mr. Zell added it hasn't always been that way and finding a way to come to situation solution is good. Mr. Culp stated he has written fewer violation letters as a result of Mr. Taylor's process.

10. Next Planned Plan Commission Meeting: **February 13, 2019**

11. Adjournment: Mr. Zell made motion to adjourn. Mr. Schrumpf second. All present in favor.

President: 
Secretary: 
Date: _____

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



7:00 P.M.

Rhonda Gary	Le Beau View Dr	Cicero
Scott & Kelly Schuler	23224 Marin Dr	Cicero