



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC# 0419-008-C1
PC# 0519-009-DC
PC# 0519-011-PD-R3

Plan Commission Meeting Minutes

June 12, 2019 7:00 p.m.

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Jack Russell
- ☐ David Martin
- ☐ Greg Gary
- ☐ Liz Nelson
- ☐ Marc Diller
- ☐ Dennis Schruppf
- ☐ Corey Burkhardt
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Steve Zell

1. **Declaration of Quorum:**

President Strong declared a quorum with eight members present.

2. **Approval of Minutes:**

Minutes from PC Meeting: April 10, 2019 (No May Meeting)

Mr. Russell made motion to approve minutes from April 10, 2019. Mr. Schruppf second. All present in favor.

3. **Public Comment:** President Strong requested any public comment not on tonight's agenda. No Comments.

4. **Old Business:** No old business.



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5. New Business:

Docket # PC-0419-008-C1

Petitioner: Bimbo QSR (Rally's)

Property Address: 1010 South Peru St. Cicero, IN 46034

Aesthetic Review regarding the placement of an outdoor freezer.

President Strong welcomed to petitioner to present.

Brad Utterback of Huston Electric 369 Scarlett Drive, Greentown IN presented letter to Mr. Taylor. Rally's Corporate is requiring an outdoor freezer for bun storage/delivery. Corporate supplies all buns so needing to add an 8 x 14 storage freezer, utilize a parking space allows access. President Strong questioned Mr. Taylor on the level of information that was included. Mr. Taylor stated after reaching out for three months for more information the petition is all of the information received. Mr. Martin questioned what has changed requiring the need. Mr. Utterback stated corporate policy, trying to get to a weekly delivery for buns based on volume. Mr. Russell stated he drove the area, there is a door. Mr. Utterback stated in a parking space, would be able to go out the door to get directly to the freezer, the sidewalks stays. Mr. Russell questioned if out in the open or in a closure. Mr. Utterback stated could add bollards to prevent someone from hitting structure. Mr. ? stated it could be removed if Rally's were to leave. Mr. Utterback stated with future plans it could not be included in the existing structure. President Strong questioned the enclosure again, Mr. Utterback stated it is white, Rally's colors. President Strong the reason is aesthetic review so what is it going to look like with people driving by etc. Discussion ensued on other options from previous Rally's. Discussion also included future plans-no ideas on what that might be. President Strong questioned lighting, Mr. Utterback stated not in scope of work required but could be added. President Strong stated this is part of the aesthetic review. Mrs. Nelson questioned if smaller unit was available to fit into the structure. Mr. Utterback stated possible an 8x10 but they do want as large as possible. Further discussion on placement. Mr. Martin asked for timing. Mr. Utterback stated three months ago, could start tomorrow and delivery in a couple of months, electrician is presenting case.

Mr. Taylor stated this is a corner lot, so technically this is the front of the building. Mr. Martin questioned if fencing could be added. President Strong questioned the dumpster enclosure. Mr. Utterback stated it is a brick enclosure that matches the building. President Strong stated he didn't feel the placement was an issue as much as the visibility of the unit. Discussion on required parking and number of seats. Mr. Martin stated he would like to see enclosed, like other business in the area. Mr. Russell stated a dumpster and grease containers are in the enclosed area. Mrs. Nelson asked if door is required for fire exit. No one could answer. Mr. Taylor stated he suggested adding to the dumpster area, and review would not be necessary. Mr. Russell questioned the doors-and now sticking out into the parking lot if the building door would not be removed. Mr. Martin questioned if



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tabling made since to give a chance to get information. Mr. Culp reminded that several attempts have been made to get answers.

Two options were listed, in the enclosure or tabled to get answers.

Mr. Martin made motion to table PC-0419-008-C1 to July 2019 meeting for further answers. Mr. Russell second. All present in favor.

President Strong stated aesthetic review did not require a public hearing. Encouraged petitioner to share information from Board and to reach out to Mr. Taylor for further clarifications. Encouraged petitioner to also have information on colors and lighting at July meeting.

Docket # PC-0519-009-DC

Petitioner: Brett Morrow – Bronko's Pizza

Property Address: 90 West Jackson St.

Aesthetic Review regarding signage for restaurant.

Mr. Brad Gorgas, 749 Iron Bridge Road, here today for approval for outdoor sign package for the restaurant. President Strong questioned what kind of signs. Acrylic mounted on outside with gooseneck lighting also vinyl decals for windows on west side. President Strong questioned the dimensions of the front sign. Petitioner stated did not have with him, however, would not interfere with 60 sq. ft. rule.

Questioned on door signage. Petitioner stated business hours in one of the squares. President Strong questioned the positioning of the lights. Petitioner stated 12in above the sign. Mr. Russell asked how many lights. Answer was three. President Strong stated he noticed new window on side, would you be using for alcohol advertising. Mr. Gorgas no but would like to use temporary banner for approximately two weeks prior to opening, for opening soon. President Strong stated Mr. Taylor could work with you on that. Mr. Culp noted Mr. Morrow did verbally tell Mr. Taylor Mr. Gorgas could speak on his behalf in this matter.

Mr. Schrumpf made motion to approve PC-0519-009-DC with condition to stay under the maximum signage of 60 ft. Mr. Taylor to review/approve. Mr. Diller second. All present in favor.

Docket # PC- 0519-011-PD-R3

Petitioner: M/I Homes of Indiana L.P.

Property Address: Southeast Corner of 236th and Tollgate Rd.

Final Major Plat Review for section one.

President Strong welcomed petitioner to present plan to board.

Matt Howard with MI Homes Blvd. looking for approval for section one final plat so can get filed with County and move forward with permits. No changes from primary plat just section one. President Strong questioned if bonds were in place. Mr. Taylor stated yes, and everything reviewed with



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engineer Keith Bryant and filed with clerk treasurer. Mr. Russell verified that buffering and trail were on the 236th street side. Mr. Howard stated yes, not accessible just yet, landscaping is going in but more to do. President Strong stated with approval, restrictions and covenants are required at this time, and while copy has been given of another subdivision, have not received for Tamarack. Mr. Howard will ensure giving right away. President Strong asked if the Board was willing to have Mr. Taylor and himself review the documents as part of a motion or come before the Board if needed. Board members indicated consensus with President Strong and Mr. Taylor review. Discussion on paving. President Strong stated one concern that has been shared is with the area joining Morse Landing West, concern for settling where it joins. Mr. Howard ensured it would be shared as a concern. Mr. Taylor stated spoke to representative about the joint and it has been addressed. **Mr. Martin made motion to approve PC-0519-011-PD-R3 with the condition that Mr. Taylor and Mr. Strong approve the covenants and restrictions documents. Mr. Russell second. All present in favor.**

President Strong stated approved and ensure items are received at Mr. Taylors office. Mr. Howard stated he would get two copies tomorrow. Also noted differences in the sections due to the maintenance agreement on some of the sites.

6. **Plan Director's Report:** Mr. Taylor's report is in packet. Uptick on permits and continuing to work on code enforcement. Hired administrative assistant to replace Mrs. Emily Russell. Emily's last day is this Friday; she has been working with Drew to assist with training. President Strong thanked Emily for her service and for training indicating she would be greatly missed.
7. **President's Report:** Thank you everyone for being here this evening. Will continue to work on streamlining the meetings to not be so long. Mr. Taylor stated he did send some suggested changes to ordinances. They are in your packets. President Strong discussed sign options for Downtown Commercial.
8. **Legal Counsel's Report:** Mr. Culp stated he did not see agenda for training, however, will prepare for next meeting. Mr. Taylor stated two minor subdivisions on next meeting. President Strong stated play by ear as it was listed on this month's agenda. Mr. Culp will have something prepared and send out in advance, and if time allows will discuss.
9. **Board Member Comments:** None.
10. **Next Planned Plan Commission Meeting:** July 10, 2019 at 7:00 p.m.
11. **Adjournment:** Mr. Schrupf made motion to adjourn. Mrs. Nelson second. All present in favor.

Location:
Cicero Town Hall

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70 N Byron Street
Cicero, IN 46034


President



Meeting Date: 01/21/19

Meeting Date: 01/27/19

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