PC-0618-003-DC

Matt Hall-aesthetic review-Boathouse

**Plan Commission Meeting Minutes**

**June 13, 2018**

**7:00 p.m.**

**Roll Call of Members**

Present:

* Dan Strong
* Jack Russell
* Chad Amos
* Rusty Miller
* David Martin
* Dennis Schrumpf
* Glen Schwartz
* Marc Diller
* Aaron Culp - Legal Counsel
* C.J. Taylor - Plan Director
* Terri Strong - Recorder

Absent:

Steve Zell

1. Declaration of Quorum- President Strong declared quorum.
2. Approval of Minutes

**Motion made by Mr. Schrumpf to approve minutes from PC Meeting May 9, 2018 with the exclusion and/or correction of the January 18, 2018 date. Mr. Amos second. All present in favor.**

1. Public Comment

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

4. Old Business**: None**

5. New Business:

**Docket #: PC-0618-003-DC**

**Petitioner: Matt Hall**

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

**Aesthetic Review regarding the Boathouse Restaurant.**

President Strong welcomed petitioner to approach.

Matt Hall approached, ensuring everyone had copies. 409 West Jackson, here for signage to replace what was previously the Lazy Frogg. Same place, same footprint. There is one over the service door that will have our logo. Mr. Martin asked about lighting. Mr. Hall stated the same as what is there currently. President Strong stated for the Board, 326 square feet previously allowed by variance, this plan is 316 square feet. President Strong asked if planning for any future signage. Mr. Hall responded no there is a Shrimp Hut sign planning to take down. There is a light that was burnt out on the lake side, that is critical. President Strong stated his reason for asked is due to neon signs being added and the variance was approved without the use of those. Mr. Hall expressed his position that they were not needed in this area. Mr. Martin asked if there were dates for getting the plan accomplished. Mr. Hall answered no grand opening signs, plan on opening in July, not concerned with business to come as the word gets out. Opening dining room and outdoor bar area are the priority, have had issues with help adding the decks later as service allows. President Strong brought up the portico area staying screened. This was for screening the walkers, prevent issues. Mr. Hall understood, not trying to hide anything from anyone. President Strong expressed everyone excited about the possibilities. Mr. Hall stated it has been a very warm welcome. President Strong stated if no further comments or questions does not require a public hearing.

**Mr. Amos made motion to approve sign package as presented for PC-0618-003-DC. Mr. Schrumpf second.**

**All present in favor.**

Mr. Hall thanked everyone stating he hopes to see them in the dining room soon.

6. Plan Director’s Report:  **Received in the packet.**

**Update**: **Betsy’s Boutique has opened at 1 West Jackson. She has a temporary sign permit and understands that she will need to go through aesthetic review when she decides on permanent signage.**

Mr. Taylor stated sheet in packet basically for your review not necessarily for talking tonight. One side has the NC district permitted uses, and the other side is proposed permitted uses. This came from meeting with Mr. Strong and the EDC, take back, consider, mark it up, and we can have discussion in future. President Strong stated a lot of St. Rd. 19 has been rezoned Neighborhood Commercial and many are not aware of this. Discussion ensued.

7. President’s Report:

President Strong stated M/I Homes will be able to move dirt upon getting info for permit. Mr. Taylor stated should see anytime. Question raised about Parsonage. Discussion ensued. Conversation around the water/sewer and voluntary annexation. Mr. Russell asked if there was a “check box” for voluntary annexation. Mr. Taylor clarified that if wanting town utilities there is a conversation around voluntary annexation. Mr. Russell shared examples of Noblesville and Sheridan property owners touching development areas going to the city to annex. President Strong with the town growing will be facing that but expressed concerns for meeting the timelines and the costs around annexation. Mr. Culp stated there could be opportunity to assist with the costs for the future. Discussion on being ready for the growth.

President Strong shared the information around the RV ordinance, need for definitions. President Strong stated need to look at the AG district as it was overlooked and very restrictive for them. Zoning for Cicero applies to Jackson Township as well so everyone to keep that in mind for the future. The Town Council could be approving shortly the new ordinance with the definitions and AG reviewed.

8. Legal Counsel’s Report: Mr. Culp stated President Strong covered the top three items on his list.

9. Board Member Comments: Mr. Russell stated the opening at Betsy’s had 150 people lined out the door before 9:30. Everyone agreed it was great to see.

10. Next Planned Plan Commission Meeting: **July 11, 2018**

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

Signatures:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_President

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Secretary

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Location:

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034