



CICERO / JACKSON TOWNSHIP PLAN COMMISSION MEETING

PC# 0419-008-C1 Bimbo QSR - Rally's

PC# 0519-010-R2 Ron McGill

PC# 0619-012-NC Ayers Real Estate - Style & File Salon

PC# 0619-013-NC Gino Pisano

PC# 0619-014-DC Brett Morrow - Betsy's Boutique

Plan Commission Meeting Minutes

July 10, 2019 7:00 p.m.

Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ David Martin
- ☐ Greg Gary
- ☐ Liz Nelson
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Stephen Zell
- ☐ Aaron Culp - Legal Counsel
- ☐ C.J. Taylor - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Jack Russell
Corey Burkhardt

1. **Declaration of Quorum:** President Strong declared a quorum with seven of nine members present.
2. **Approval of Minutes:**
Mr. Zell made motion to approve minutes from PC Meeting: June 12, 2019. Mr. Martin second.
All present in favor.
3. **Public Comment:** President Strong opened for public comment on any items that are not on agenda.
No comments.
4. **Old Business:**

Docket # PC-0419-008-C1 (Tabled from June 12 meeting)

Petitioner: BIMBO QSR – Rally's

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

An Aesthetic Review application has been submitted concerning placement of a freezer on the north side of the building in a Commercial 1 District.



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President Strong asked if anyone was present. No one came forward. Mr. Taylor stated they had not contacted his office to submit any new documents. President Strong asked if should be tabled or removed from docket. Mr. Taylor stated he would recommend removing. Mr. Martin asked how much communication had taken place. Mr. Taylor stated representation called and individual stated owner of business did not want freezer in corralled area. Mr. Taylor informed that a wall to match the building would have to be done in that case as stated by aesthetic review committee. Mr. Zell stated since there has been no further communication, he would endorse Mr. Taylor's recommendation to remove from docket.

Mr. Schrupf made motion to untable and remove from docket PC-0419-008-1. Mr. Zell second. All present in favor.

President Strong informed Mr. Taylor that if they should contact, they would need to restart the process.

5. New Business:

Docket # PC-0519-010-R2

Petitioner: Ron McGill

Property Address: 22801 Cammack Road Cicero, IN 46034

A Minor Subdivision application has been submitted concerning article four (4) of the Cicero/Jackson Township Subdivision Control Ordinances regarding minor subdivisions in order to: Subdivide approximately twenty-six and forty-four hundredths acres (26.44) into three (3) separate parcels. Two (2) four and one-half (4.5) acre parcels and one (1) seventeen and four tenths (17.4) acre parcel.

President Strong welcomed representation to address the Board.

Nathan Althouse, Millers Surveying 948 Conner St. Noblesville. Representing Mr. McGill in minor subdivision. Mr. McGill is also present. Mr. Althouse carving off the nine acres for the two lots. Discussion on drainage and ingress/egress details. The end would be home site, additional new home site and seventeen acres are non-buildable would remain in the estate. Similar lots in size to neighbors. Mr. Zell asked if any drainage concerns, Mr. Althouse answered no.

Mr. Ron McGill 5770 E 226th Cicero stated he did receive approval for the driveway. President Strong stated his question was concerning Lot 1, road cut on Lot 1 as well as splitting. Mr. Althouse stated in middle of two lots. Mrs. Nelson questioned size of drive. Mr. McGill answered 50 ft cut with 24 ft drive.

Mr. Zell made motion to open public hearing on this matter. Mr. Diller second. All present in favor. No public comment.

Mr. Zell made motion to close public hearing. Mr. Martin second. All present in favor.



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President Strong asked if any other comments from Board. President Strong verified with Mr. Taylor looking for primary plat approval tonight and he would do the secondary approval. Mr. Taylor answered in affirmative.

Mr. Zell made motion to approve PC-0519-010-R2 as presented. Mr. Martin second.

Mr. Martin-approve, Mr. Gary-approve, Mrs. Nelson-approve, Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Zell-approve, Mr. Strong-approve. Motion passed.

Mr. McGill thanked the Board and stated Mr. Taylor was very responsive and he and Mr. Althouse made the process very smooth and he appreciated it.

Docket # PC-0619-012-NC

Petitioner: Ayers Real Estate

Property Address: 120 South Peru St. Cicero, IN 46034

An Aesthetic Review application has been submitted concerning signage for a business in a Neighborhood Commercial District.

President Strong welcomed petitioner to address the Board.

Chantal Hoffmann 1089 Shoreline Dr. Cicero. Opening a salon at Port Cicero, the building in Noblesville being torn down was the location of her salon. Moving to the Port Cicero location, currently owned by Steve Holt, who is aware of the sign request. President Strong asked if any questions from the Board. President Strong asked about materials for the sign. Mr. Hoffmann answered signs are the same signs as used for the Pool business, sanded, repainted and will be rehung in same place. President Strong asked if lighting on the sign. Mrs. Hoffmann stated not open late at night, so not concerned for lighting. President Strong asked if hours signs or such will be utilized, want to hear this evening about all proposed signage. Mrs. Hoffmann stated the marquee would have sign, and the banner sign being utilized will be replace with phone number. State Board requires no smoking and no pets' signs. Mr. Diller asked about the hours. Mrs. Hoffmann stated it is on the no smoking sign, has a client base so not looking for new clients necessarily. President Strong asked for the size of the upper sign. Mrs. Hoffmann stated 6x3 ft. Mr. Zell asked for colors of sign. Mrs. Hoffmann stated candy apple red with light glitter, similar to an old 50's sign. President Strong stated this is a bit of a change from the signage that has been done, Key Bank, Subway. Mr. Martin questioned the road sign. Mrs. Hoffmann stated has recently been redone. President Strong stated if no further questions does not require a public hearing.

Mr. Martin made motion to approve PC-0610-012-NC as presented. Mr. Zell second.

Mr. Gary-approve, Mrs. Nelson-approve Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Zell-approve, Mr. Martin-approve, Mr. Strong-approve. Motion passed.

331E. JACKSON ST. P.O. Box 650 CICERO, IN 46034
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President Strong informed Mrs. Hoffmann for next steps to contact Mr. Taylor.

Docket # PC-0619-013-NC

Petitioner: Gino Pisano

Property Address: 370 South Peru St. Cicero, IN 46034

An Aesthetic Review application has been submitted concerning the exterior of a building, parking lot and signage for a business in a Neighborhood Commercial District.

Gino Pisano 370 South Peru St., son Jon co-owner, resides at same address as business. Mr. Pisano stated revitalizing the exterior and interior of the building. Pictures shown, emphasis on galvanized bottom and stucco top, giving a commercial look. Monitor used for details of the signs. 6x6 posts with metal framing, 11 ft from the walk. Asphalt redone and north side of the building and behind building will be for parking. Customers generally are on site maximum of 30 minutes, for design business. Discussion on pictures shown with details shared. Mr. Pisano stated in future petition for a three-car garage in the rear. Jon Pisano had stated there was approximately one acre to the rear. President Strong like to have overview of parking lot and it's not submitted and a landscape plan. Mr. Pisano answered where fencing is, that is where solid fencing will be with angle parking, removing shed and picket fence. President Strong stated didn't want to hold up project, so propose deal with items he has submitted and come back next month with the parking lot. Mr. Pisano asked what looking for. Mr. Culp and Mrs. Nelson stated a drawing, with dimensions and layout of items. Discussion ensued. Street parking cannot be counted, and Mr. Taylor can answer the quantities needed on the property. President Strong asked if questions other than parking. Mrs. Nelson asked in back yard where van is, what is the condition with all the rain did you have standing water. Mr. Joe Pisano stated higher, no standing water. Mr. Pisano stated has discussed with concrete person. Mr. Taylor to review the drainage concern. Mr. Martin asked time frame to be complete. Mr. Pisano stated exterior of the building like to be complete by the end of September. President Strong asked about hours of operations. Mr. Pisano stated on glass door sign has hours. Hours of operation are Dominic Designs 10-6 and real estate is 9-5. Traffic is usually UPS or FEDEX for deliveries. President Strong stated for signage have two businesses but proposing third business what is plan for signs for that business. Mr. Pisano stated the sign shows the two businesses and space available. The space available would become their sign. President Strong questioned Mr. Taylor he has cedar posts so is that a monument sign or a post sign. Mr. Taylor answered to verify the ordinance, but conversation has been that the sign would be at the ground. Mr. Martin asked about lighting. Mr. Pisano stated he likes the flagpole light however talking ground up. Concern for shining lights into windows or traffic. President Strong stated if proposing any lights for back parking lot please bring with you on next meeting. Mr. Pisano asked if restrictions on what type of business he could lease to. Mr. Taylor stated there is a list that has been shared, however will go over it with Mr. Pisano. President Strong asked if other questions

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and if not entertain a motion and please put in the return next month for lighting and parking. Mr. Culp suggested the motion include Mr. Taylor reviewing ground lighting plans.

Mr. Schrumpf made motion to approve PC-0619-013-NC with stipulations of coming back with parking lot plan with lighting next month and also that Mr. Taylor reviews the ground/sign lighting. Mr. Diller second.

Mrs. Nelson-approve, Mr. Diller-approve, Mr. Schrumpf-approve, Mr. Zell-approve, Mr. Martin-approve, Mr. Gary-approve, Mr. Strong-approve. Motion passed.

Docket # PC-0619-014-DC

Petitioner: Brett Morrow

Property Address: 1 West Jackson St. Cicero, IN 46034

An Aesthetic Review application has been submitted concerning signage for a business in a Downtown Commercial District.

Brett Morrow 20 West Jackson St. Cicero. Betsy's Boutique is looking for signage, currently has six locations and Cicero after six months was/is busiest. Building windows limit options for signage. Awnings would be best option, utilizing the name/logo. Drawings provided. Awning would be entire length. President Strong questioned address. Mr. Morrow stated based on utilities. Mr. Martin questioned lighting. No lighting. Mr. Schrumpf questioned material/color. Mr. Morrow blue. Mr. Martin asked if need for light. Mr. Morrow stated not with streetlights. President Strong questioned the window signs. Mr. Morrow stated would eliminate the current temporary window signs, periodically have sales and such but nothing permanent. Hours are listed on a kiosk. Discussion of window sign for sales 20 square feet as ordinance allows. President Strong asked if other questions.

Mr. Zell made motion to approve PC-0619-014-DC as presented and also allow a changeable window to sign up to 20 square feet. Mr. Schrumpf second.

Mr. Zell-approve, Mr. Martin-approve, Mr. Gary-approve, Mr. Schrumpf-approve, Mrs. Nelson-approve, Mr. Diller-approve, Mr. Strong-approve. Motion carries 7-0.

President Strong stated glad she is doing well in the business, and others commented on how nice the business looks.

6. **Plan Director's Report:** In your packets. Working on some clean up properties.



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Mr. Taylor has been working with the Police Chief to get the old Speedway station building on North Peru repaired and the weeds cut down in the parking lot. Also, on an abandoned house declaring unsafe. Did have a good month, ahead for the month and annual on revenue. Actually, another 5K permits paid and picked up today. For M/I Homes 11 permits.

Mr. Taylor would like to remind everyone about the list of suggested ordinance updates/changes that I handed out last month. Please continue to review those and provide feedback as we need to take action to get done by end of the year. Mr. Culp will need time to review. Mr. Taylor with permission would like to add to next months agenda for discussion. Mr. Zell asked for a copy to be sent to him. Mr. Martin suggested it be sent to everyone to be safe.

President Strong stated don't think has to be done in one meeting. Mr. Taylor concurred.

7. President's Report: President Strong stated we used to have an aesthetic review committee and a subdivision committee. Would like to toss out for thoughts. Discussion on time commitment of 30 minutes prior to existing meeting. Committee would review to see if all materials are ready and make a recommendation to the Board. Mr. Martin asked how many people. President Strong stated in past was two with the president. Could be any three. President Strong would like everyone to consider, if favorable determine if any committee has interest to each member. Mr. Taylor asked if saw this as something emailed weeks in advance to the committee. President Strong stated yes, and petitioner would be asked to be here at 6:30, and review, if ready present to Board. This would not prevent Board from asking questions however hopefully streamline meeting. Mr. Culp shared procedure from Marion County that is similar and streamlines. President Strong asked for it to be added to next month's agenda.

The other topic is the Findings of Fact sheets. From the standpoint of being more specific, be more factual in filling out, if opposed which section and why, that type of detail. If we should be questioned, we want to make sure we have facts to relay.

8. Legal Counsel's Report: Mr. Culp stated he would like to make the Training Session a part of the agenda not feeling like we are done and then rushing thru when there may be questions. Mr. Taylor stated currently that is next month. There are not many items on. Mr. Culp stated there has been a law passed that we have to have an official policy for conflict of interest for inspections and permits. This will come to this Board as ordinance for approval. Example of Arcadia was given.

9. Board Member Comments: Mr. Zell questioned the old Frank McKeon property, torn down and foundation still there but is not appealing nor safe with full basement wide open. Another item is the Boathouse that has built a cooler on the eastside of the building. Mr. Taylor has emailed stating the owner with not a part of aesthetic review and would need to come back to the Board. Concern for the trash area was also discussed. Mr. Zell stated had conversation with Mr. Strong when we approve a building project, such as the Yeary project on HWY 19, we need to make sure we put a date of completion on projects as



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part of our motion. Using this as an example, this is far from completion. Mr. Martin stated what recourse do we have. Mr. Culp if a date, they would have to come back for extension or variance. Mr. Culp stated while a lot can be on the owner, quite a bit can be put on the County surveyor. To the point he tried to relocate out of the county due to drainage. Mr. Taylor stated he has a building permit and has 18 months to complete, according he can get 3-month extensions and get up to 3. He has activated the first of the extensions. Mr. Zell expressed his distaste of the appearance of the area. Discussion of the current work level.

Further discussion of the McKeon project.

Mr. Martin 256th and 19th accumulating dump trucks and such. Mr. Taylor stated certified letter going out today.

Mr. Zell asked about Millersburg project. Mr. Taylor stated still moving forward. Continuing to move in the right direction. Board members appreciated the way Mr. Taylor is handling the challenges. Mr. Culp stated he has only had to send a few letters since Mr. Taylor has been addressing issues.

Mrs. Nelson asked how Drew is doing in position. Mr. Taylor stated he is doing well, handling challenges well.

10. Next Planned Plan Commission Meeting: August 14, 2019

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

President

Secretary

Date

Location:

Cicero Town Hall
70 N Byron Street
Cicero, IN 46034



Please print your name, address, and sign in:

Chantel Bianchi Hoffman	1089 Shoreline Dr. Cicero
Ron + Bev McMill	5770 E. 22 nd St Cicero
GINO + JON TISANO	370 S Penn St Cicero

