



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC—0820-007-NC Stacy Landscaping

PC-0820-009-DC Dark Side Roasters

PC-0920-010-ORD Plan Commission Fee Schedule

Plan Commission Meeting Minutes

September 9, 2020 7:00 p.m.

Due to the COVID-19 guidelines the meeting will be held at
Red Bridge Community Center
697 W Jackson Street
Cicero, IN 46034

Roll Call of Members

Present:

- Dan Strong
- Jack Russell
- Greg Gary
- Liz Nelson
- Marc Diller
- Dennis Schrupf
- Stephen Zell
- Aaron Culp - Legal Counsel
- C.J. Taylor - Plan Director
- Terri Strong - Recorder

Absent:

Corey Burkhardt
Glen Schwartz

1. **Declaration of Quorum:** President Strong declared a quorum with seven of nine members present.
2. **Approval of Minutes:**
Mr. Schrupf made a motion to approve minutes from PC Meeting: August 12, 2020 as submitted. Mr. Zell second. All present in favor.
3. **Public Comment:** President Strong stated for any business not on the agenda. No public comment.
4. **Old Business:** None



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5. **New Business:**

Docket # PC- 0820-007-NC

Petitioner: Stan Widows / Stacy's Landscaping

Property Address: 369 East Jackson Street Cicero, IN 46034

An Aesthetic Review application has been submitted regarding signage for a business.

President Strong asked if anyone present representing this docket. Mr. Taylor stated he had a conversation with Mr. Stacy, unable to attend and would the Board consider proceeding in his absence. President Strong asked members if ok with moving forward. Members ok. Mr. Taylor stated the packet has the sign being requested, only one. 5 ft x 10 ft on building, sketch on page 2. Preferred a monument sign however, with concrete it was prohibited. No window/door signage, only for crews to pick up trucks etc. President Strong asked why two different signs. Mr. Taylor stated he guessed it was due to colors and which would show up better on building. Mr. Zell felt the top one was easier. President Strong stated no public hearing, entertain a motion and if two options or Board directed on one or the other. President Strong summed discussion as both options acceptable with preference to top one. Mr. Taylor to work with petitioner.

Mr. Russell made motion to approve PC-0820-007-NC. Mr. Diller second. All present in favor.

Docket #: PC- 0820-009-DC

Petitioner: Brett Morrow / Dark Side Roasters

Property Address: 110 West Jackson Street Cicero, IN 46034

An Aesthetic Review application has been submitted regarding signage for a business.

President Strong welcomed petitioner.

Vanessa Emery Owner of Dark Side Roasters 110 W. Jackson St. Opening coffee shop at end of month hopefully. Looking at signage options. Front door sign, door on Byron St., multiple awnings but the one above the main door would use vinyl logo, sign on front looking for projecting sign that is lit. Eventually would like to have signage on Bryon St. Mr. Zell asked for clarification on the sign option for Byron St. President Strong stated ordinance doesn't allow for projecting signs, so the window signs were suggested by Mr. Taylor. Mr. Russell asked if lighting is added where would it be located. Mrs. Emery stated above, middle of second story window, all windows have awnings. Discussion on how it would look. Mr. Russell stated internally lit would look better than adding another element to the outside. Mrs. Emery stated would be the preference however, price may be prohibitive. President Strong questioned if going to do an overhead sign and light today would you be doing an internally lit sign in the future. Reason for asking is to address it tonight to prevent another hearing. Mrs. Emery doesn't believe it would be in the budget to do. Mr. Russell stated internally lit rather than another piece on the building. Mr. Zell stated he doesn't see an issue with giving approval if they changed. President Strong went around the room to gather preference to the board members. Majority of Board members did not have an issue with either option.



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Mr. Zell made motion to approve PC-0820-009-DC with an either/or option on the front projecting sign and approval of the rest of the sign package. Mrs. Nelson second. All present in favor.

Docket #: PC- 0920-010-ORD *Public Hearing Required*

Regarding a proposed ordinance amendment adopting a new Plan Commission Fee Schedule.

President Strong stated have been working on this for a few months, preparing to send to Town Council for review. Any comments from Board?

Mr. Russell made motion to open the public hearing for PC-0920-010-ORD. Mr. Zell second. All present in favor.

No comments from public.

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

President Strong asked Board members if any questions, discussion. Also reminded everyone of the options. Send a favorable recommendation to Town Council, unfavorable recommendation, or no recommendation.

Mr. Russell made motion to send a favorable recommendation for PC-0920-010-ORD to Town Council. Mrs. Nelson second. All present in favor.

President Strong stated to Mr. Taylor that the recommendation can be presented to the Town Council.

Action Items:

- 6. Plan Director's Report:** Enclosed in your packets. Good month and ahead for year on permit fees. Property at 146 Sunset Court purchased and removal of existing as soon as gas meter is removed. New home will be built. Working with Mr. Culp on other properties and progress being made. Property north on 19, some work being done on project. Concrete poured, roof on, some siding. Mr. Zell regarding Millersburg property. Mr. Taylor stated 10-15 moved in last couple weeks, holes are disappearing, time is up and have to disappear. Mr. Russell asked if Mr. Taylor could talk about the food panty-mobile that sets in front of Pizza House. Mr. Taylor-not for profit placed a food panty building in front of Pizza House, while it was red and yellow to start, conversation with Tayler Millbank agreed that it needed to be painted. Tayler contacted the organization; it was painted only yellow. This was not the intent; it should have been painted to match the building and moved to the side of the building. Would be more user friendly on the side, instead of right on Jackson St. This has not happened. Mr. Taylor stated would like guidance. Mr. Russell stated this should have been part of aesthetic review, went from red and yellow to bright yellow, to bright yellow with signs. Mrs. Nelson stated agreed with proposal and moving to side, people using would be easier. Mr. Zell expressed agreement that it is a great asset but there is a process that we use, also more would use it if it weren't in this particular location. Safety was discussed due to the traffic patterns. Mr. Diller agreed with comments. Mr. Gary don't like where it is, not sure moving to Main St. side is the correct place. No



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one wants to not have one but should be location where it would be better utilized. President Strong questioned Mr. Culp on legal requirement for aesthetic review. Mr. Culp stated they are in that district therefore should follow procedure and not excluded because they are not for profit or church project, etc. Mr. Taylor said to clarify, on side could even go on the sidewalk between two doors, not blocking a parking spot. President Strong summarized, should go before the aesthetic review process, and Mr. Taylor will you allow them to leave while going thru the process, or require them to move to sidewalk. Mr. Schrupf stated there seems to be a better spot for it if allowed, behind the old Christian Church on Pearl St. on that parking lot, easy access. Mr. Russell stated they have 7-8 and at least four are the same colors as the buildings where they are located. President Strong stated Mr. Taylor will notify them of the aesthetic review. Mr. Taylor asked if they do agree they still have to come to review. Mr. Culp stated should come to aesthetic review. Mr. Taylor stated he has dealt with Taylor Millbank, since they are the property which has allowed it. Discussion on product rotation. President Strong gave Mr. Taylor time to discuss Ziptility. Big screen was used to explain the tool and process. Other departments can use this tool. Difficulty getting the presentation to show on big screen. Will put this on an agenda in the future.

8. President's Report: President Strong thanked everyone for their attendance. No other report.

9. Legal Counsel's Report: Mr. Culp stated he didn't have anything else other than Mr. Taylor's discussion on cleaning up properties.

10. Board Member Comments: Mr. Schrupf discussed the home on the corner of Buckeye and Washington, home built in 1870 recently sold and understands to be restored on outside to look like 1870. Mr. Schrupf stated we don't have anything to prevent them from starting over. Preserving area or historic homes would hate to see torn down and we lose that history. President Strong asked Mr. Culp what he would advise. Mr. Culp stated he would have to do some research, there is a state and national registry and what does the law allow the towns to restrict, all this comes to play. Mr. Russell stated in Our Town Cicero organization has to have a historical piece. Noblesville has their own Historical Society, but if you purchase a home there is information available. Mr. Russell went on to suggest Our Town Cicero go to the homes with history. Mr. Schrupf stated has anyone identified historical homes in Cicero. Discussion on options within other towns. Mr. Culp stated there is a voluntary program that is highly active in supporting or remonstrating changes when they go before the BZA in Noblesville. Mrs. Nelson stated she felt it was a grassroot effort, registering and need to be careful of involving government. Discussion ensued. President Strong reminded that the façade program involved historical piece. Comments referred to OTC or EDC of leading the program.



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11. Next Planned Plan Commission Meeting: Next meeting is October 14, 2020 and will be held at Red Bridge Park building.

12. Adjournment: Mr. Schrupf made motion to adjourn. Mrs. Nelson second. All present in favor.

President: _____

Secretary: _____

Date: _____

Location:

Red Bridge Community Center
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