



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

PC-# 0422-02-NC B&C Engine Service Inc (Robinson Appliance Service)

PC-# 0422-04-AG Marion L. Baldwin

PC-# 0422-05-AG Laura Bowers

PC-# 0422-06-C1 GT Carts

**Plan Commission Meeting Minutes**

**April 13, 2022**

**7:00 p.m.**

**Red Bridge Community Center**

**697 W Jackson Street**

**Cicero, IN 46034**

**Roll Call of Members**

Present:

- ☐ Dan Strong
- ☐ Chris Lutz
- ☐ Greg Gary
- ☐ Harrison Massonne
- ☐ Liz Foley-Nelson
- ☐ Dennis Schrumpf
- ☐ Glen Schwartz
- ☐ Aaron Culp-Legal Counsel
- ☐ Frank Zawadzki- Plan Director
- ☐ Terri Strong - Recorder

Absent:

Corey Burkhardt  
Mark Diller

1. **Declaration of Quorum:** President Strong declared a quorum with 7/9 members present.
2. **Approval of Minutes:**  
Mrs. Foley-Nelson made motion to approve Minutes from PC Meeting: March 9, 2022, as presented.  
Mr. Schwartz second. All present in favor.
3. **Public Comment:** President Strong asked if comments for any item not on the agenda. No one came forward.
4. **Old Business:** No Old Business

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### 5. New Business:

#### Docket# PC-0422-02-NC

Petitioner: Robinson Appliance Service, LLC

Property Address: 70 North Peru Street, Cicero, IN 46034

An Aesthetic Review Application has been submitted for signage for a business located in the "NC" Neighborhood Commercial District. The Business name is Robinson Appliance Service.

Tim Robinson owner of Robinson Appliance Service, 70 N. Peru St. Proposing signs for building, been there since July, putting into same place, same frames. Showed picture of sign on front of building, discrepancy on size of sign, 4x6 is correct size. This is the projecting sign, will be luminated. Will be sign facing the east as well as one on the back. One sign with two sections. Operating without signs, been around 30 years, 1976 established Bloomington IN, still reside there. Installer for big box companies as well. Asking for signage for public to be able to find easily.

President Strong stated does not require public hearing, will be back before the BZA due to exceeding sign limits and the allowable square footage. President Strong asked if questions. Mr. Schrumpf verified that the number and placement and size is the same as what was there with previous business. Mr. Robinson stated that was correct. President Strong stated the exception is the projecting sign frame has been empty for a number of years. Mr. Zawadzki stated has written authorization from the property owner for Mr. Robinson to speak on behalf of them. Size discrepancy was used by previous sign company 4x7, has been verified by measuring as well as conversation with current sign company that 4x6 is correct size. Mrs. Nelson questioned the frame. President Strong stated the frame is there today, but has been empty, so it will go to the BZA, adding all signage together exceeds ordinance.

Mr. Schrumpf made motion to approve PC-0422-02-NC as presented subject upon BZA approval of hanging projected sign and exceeding 100 square feet limit. Mr. Massonne second.

Mr. Lutz-yes, Mr. Gary-yes, Mr. Schrumpf-yes, Mr. Schwartz-yes, Mr. Massonne-yes, Mrs. Nelson-yes, Mr. Strong-yes Motion passed 7-0.

President Strong stated motion passed with contingency of BZA approval on the 21<sup>st</sup>.

#### Docket: #PC-0422-04-AG

Petitioner: Marion L. Baldwin

Property Address: South side of 266<sup>th</sup> Street and East of Car Carson Road, Arcadia, IN 46030

A Minor Subdivision application has been submitted concerning Article 4 Minor Subdivision of the Cicero/Jackson Township Subdivision Control Ordinance in order to subdivide an existing





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**seventy-six and 27 hundredths (76.27) acre parcel into two (2) parcels to create one five (five) acre parcel for building purposes.**

Nathan Althouse, Miller Surveying office is located at 948 Conner St. Noblesville representing Marion Baldwin. Looking to separate a five-acre tract for a home, moving 360 feet away from intersection for right away, when finished will be less than five acres. Simple plat that meets all ordinances.

**Mrs. Foley-Nelson made motion to open public hearing. Mr. Schwartz second. All present in favor.** President Strong opened to public for this docket. State name and address please.

Todd Harris run the Nutrien Ag Solutions plant that is across road, do not understand exactly what this is going to entail. Mr. Althouse stated single home on five acres. Mr. Harris thank you for clarification that is what was all entailed.

**Mr. Schrumpf made motion to close the public hearing. Mr. Lutz second. All present in favor.**  
No board questions.

**Mrs. Nelson made motion to approve PC-0422-04-AG as presented. Mr. Massonne second.**

**Mr. Gary-approve, Mr. Schrumpf-approve, Mr. Schwartz-approve, Mr. Massonne-approve, Mr. Lutz-approve, Mrs. Nelson-approve, Mr. Strong-approve. Motion passed 7-0.**

President Strong stated minor subdivision is approved, continue to work with Mr. Zawadzki for details and permits.

**Docket: #PC-0422-05-AG**

**Petitioner: Laura Bowers**

**Property Address: 2815 East 296<sup>th</sup> Street, Atlanta, IN 46031**

A Minor Subdivision with two (2) waivers application has been submitted concerning Article 4 of the Cicero/Jackson Township Zoning Ordinance in order to subdivide one (1) nine and seventy-six one hundredth (9.76) acres into three (3) parcels.

**Waiver A:** Petitioner is seeking relief from Article 4.2 that requires a maximum number of road cuts in a minor subdivision shall be two (2) where three (3) or more lots are adjacent to one or another. The first two (2) adjacent lots must share a common driveway and shall be entitled to one (1) road cut and shall, if there are two (2) remaining lots, share a common driveway.

**Waiver B:** Petitioner is seeking relief from Article 4.2 that requires a minimum drive separation of four-hundred fifty (450) feet.

President Strong asked for petitioner to explain project, stating name and address.

Laura Bowers 2815 East 296<sup>th</sup> St. Atlanta, IN. Actually, approached Board in 2020 prior to purchasing property to ensure project could be done. In 2020 received a BZA variance for a caretaker's variance to



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build a barn with living space to care for mom. That build was completed in 2021, Mother is living there, and we are helping care for her. Also received a variance BZA-0420-008-AG for a new house in front of it. Received approval from highway department to have two drives as long as 200 feet from 296<sup>th</sup> ST as well as 200 feet apart. Thought good to go until went to secure financing to build the new home, was told no bank would support financing a house with multiple dwellings on it. Essentially drive is issue as it is using 2.14 of the 9.76 acres we are using for animals and ag activities. Met with Frank and Dave Lucas told could apply for reduction of right away. Was granted reduction, twenty feet 296<sup>th</sup> and Anthony Road. Now with approval, want to subdivide property and continue plans with separate driveway. With the subdivide can secure financing and all conditions promised from 2020 are still in place. Mom is living in the barndo, existing house will be rented by sister, and we will live in the new house.

President Strong asked for comment or questions from Board to Mrs. Bowers. President Strong shared a conversation with Mrs. Bowers today where verified the January 24<sup>th</sup> meeting with County Commissioners. Approved with agreement to not do septic within five feet of right away. Information presented does the show this.

**Mr. Lutz made motion to open public hearing. Mrs. Nelson second. All present in favor.**

**No public comment.**

**Mr. Schrumpf made motion to close public hearing. Mrs. Nelson second. All present in favor.**

No further discussion by Board.

**Mrs. Nelson made motion to approve BZA-0422-05-AG with two waivers. Mr. Massonne second.**

**Mr. Schwartz-approve, Mr. Massonne-approve, Mrs. Nelson-approve, Mr. Gary-approve, Mr. Lutz-approve, Mr. Schrumpf-approve, Mr. Strong-approve. Motion passed 7-0.**

President Strong stated motion passed, can move forward with the minor subdivision.

**Docket: # PC-0422-06-C1**

**Petitioner: GT Carts**

**Property Address: 7770 East 236<sup>th</sup> Street, Cicero, IN 46034**

**An Aesthetic Review application has been submitted for signage for a business located in the "C1" Commercial Zoning District. The business name is GT Carts.**

Kristen Bennett 88 West 6<sup>th</sup> Corporation Drive, Indianapolis. Representing GT Carts. Looking to put up commercial building sign to replace temporary banner on fence. Easy Go sign to replace existing sign. Mr. Schrumpf verified one sign on top of building. Mrs. Nelson asked about lighting. Ms. Bennett stated it is internally lit. Rendering provided.





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President Strong stated no public hearing needed for Aesthetic Review.


**Mr. Lutz made motion to approve PC-0422-06-C1. Mr. Schwartz second.**

**Mr. Massonne-approve, Mrs. Nelson-approve, Mr. Lutz-approve, Mr. Gary-approve, Mr. Schwartz-approve, Mr. Schrumpf-approve, Mr. Strong-approve. Motion passed 7-0.**

President Strong stated approve, please get with Mr. Zawadzki for any further information.

6. **Plan Director's:** Mr. Zawadzki-permit revenue for March 2022. \$29315, YTD \$56663 March 2021 \$22696, YTD 2021, \$43646. Issued 42 building permits. Estimated costs over \$7 Million.
7. **President's Report:** President Strong thanked everyone for their attendance.
8. **Legal Counsel's Report:** Mr. Culp stated the update is that the Town Council approved the moratorium on the commercial solar projects. Anticipating next few months for information on what the county is doing. Research being done and will review the county restrictions to develop ours. This only applies to commercial projects, not residential or school. This is in effect for six months.
9. **Board Member Comments:** No comments.
10. **Next Planned Plan Commission Meeting:** May 11, 2022, at Red Bridge Community Building.
11. **Adjournment:** Mr. Schwartz made motion to adjourn. Mr. Schrumpf second. All present in favor.

President: 

Secretary: 

Date: 5-11-2022

Location:  
Red Bridge Community Center  
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