



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC-# 0922-23-DC La Cascada Restaurant
PC-# 0922-11-DC Boathouse Restaurant
PC-# 0922-22-R5 Steve Decatur

Plan Commission Meeting Minutes

September 14, 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
- ☐ Corey Burkhardt
- ☐ Glen Schwartz
- ☐ Aaron Culp-Legal Counsel
- ☐ Frank Zawadzki- Plan Director
- ☐ Terri Strong - Recorder

Absent:

Mark Diller

1. **Declaration of Quorum:** President Strong declared a quorum with 8/9 members present.
2. **Approval of Minutes:**
Mr. Lutz made motion to approve Minutes from PC Meeting: August 10, 2022, as presented. Mrs. Foley-Nelson second. All present in favor.
3. **Public Comment:** President Strong explained that this is the time for public comment for items not on the agenda tonight. Seeing no one tonight, will move on.
4. **Old Business:** No Old Business

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5. New Business:

Docket# PC-0922-23-DC

Petitioner: Alfredo Deleon -La Cascada Restaurant

Address: 400 West Jackson Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Overlay Districts of the Cicero/Jackson Township Zoning Ordinance in order to: Allow lighting and additional signage (umbrellas with advertising) for the outdoor seating area.

President Strong stated before we get into the petition, the outdoor seating was approved many years ago, that is not an issue. However, one of the reasons for being here is that lighting has been added as well as clearing up the umbrellas and such. If petitioner is here, step forward and address the Board.

Alex Mejia, Owner of place 400 W. Jackson, want to ask if can keep the lights or must take them down. Any questions from the Board? President Strong stated to clarify here to address aesthetic review for the lights and the umbrellas. Concern for repair of umbrellas addressed.

Mrs. Nelson made motion to approve Docket PC#0922-23-DC as presented with lights and umbrellas. Mr. Schwartz second. All present in favor.

Docket #: PC-0922-11-DC

Petitioner: Doug Moore-409 West Jackson Street, Boathouse Restaurant

Property Address: 409 West Jackson Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Overlay Districts of the Cicero/Jackson Township Zoning Ordinance to allow outdoor seating, with up to seven (7) picnic tables, ten (10) Adirondack chairs, decorative lights, sunshades, and heating elements, new dumpster area.

President Strong explained that this would go thru Special Exception Use as it was approved in late 2019 and allowed thru December 2021, and unfortunately this has expired. They will be going thru the BZA for the Special Exception Use next week. President Strong asked for petitioner to step forward and address the Board.

Matt Hall, as well as Peyton Moore representative for Doug Moore. Like to continue what is there and relocating the dumpster. The dumpster was hard to access due to a tree, clean up that area get away from the road and enlarge as we are under capacity. This will get us an area to hold three dumpsters. President Strong questioned that the current dumpster would be coming down. Mr. Hall stated yes, clean it up and make parking. Mr. Lutz asked for explanation of what it would look at. Mr. Hall explained south of where it is currently, away from road, pictures submitted. Mr. Hall stated trying it will be less noticeable, if possible, stained cedar. Mr. Lutz explained his concern from a visibility. Mr. Hall answered 6-7 feet tall. President Strong explained ordinance is 6 feet in height. Mr. Hall explained that the current one could not be accessed



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straight on by the truck due to trees. This placement 25 ft to the south would be able to hold second dumpster. President Strong questioned previously the storage shed inside the current dumpster was needed, is that being incorporated in. Mr. Hall explained yes that storage is needed for the Fire Dept for gas cans, leaf blowers, fryer dumpster covered. Brief discussion on colors matching the building. President Strong asked if a project is planned as discussed in the past, please call the Plan Director Mr. Zawadzki to make things easier all around. Mr. Hall indicated he understood. Mr. Lutz questioned the need for the BZA to review. President Strong explained that a petition to the BZA was done during Covid for the items listed, they were allowed with a deadline of December 31, 2021. Mr. Lutz asked if went to Planning with a date restriction or a permanent approval. President Strong stated that the Aesthetic Review did not have a date, which was all dealt with at the Board of Zoning Appeals. President Strong then asked if proposing to the BZA as a permanent addition. Mr. Hall stated yes.

Mr. Lutz made motion to approve Docket PC-0922-11-DC as presented. Mrs. Burkhardt second. All present in favor.

Docket # PC-0922-22-R5

Petitioner: Steve Decatur

Property Address: 90 North Byron Street, Cicero, IN 46034

A Minor Subdivision application has been submitted concerning Article 4 of the Cicero/Jackson Township Zoning Ordinance regarding a minor subdivision in order to: Subdivide approximately .28 of an acres into two (2) separate parcels. Each parcel would be 0.14 of an acres or 6005 square feet.

President Strong stated along with this they will be looking for waiver for the drive separation to be less than 400 ft. as required by Subdivision Ordinance. While this was not on the agenda, it was verified today to be part of the legal notice.

Vicki Marsh 10 Bayview POA for Mr. Decatur. Verified by Mr. Zawadzki. President Strong asked what is plan. Ms. Marsh stated not sure, retire, and get off the lake steps, build a little place on the lot. Not looking at anytime soon. President Strong verified if meets all zoning requirements. Mr. Zawadzki stated yes, frontage, minimum size. Requires public hearing.

Mr. Lutz made motion to open public hearing. Mrs. Nelson second. All present in favor.
No comments.

Mr. Schwartz made motion to close public hearing. Mr. Massonne second. All present in favor.

President Strong stated when decide to build there may be additional steps to go thru depending on structure, placement or what you may want to do. Reach out to Mr. Zawadzki when that time comes.

Mrs. Nelson made motion to approve PC #0922-22-R5 as presented. Mrs. Burkhardt second.

Mr. Lutz-approve, Mr. Schwartz-approve, Mr. Gary-approve, Mrs. Nelson-approve, Mr. Schruppf-approve, Mrs. Burkhardt-approve, Mr. Massonne-approve, Mr. Strong-approve.

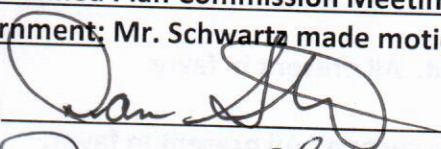


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President Strong stated minor subdivision approved, please work with Mr. Zawadzki on next steps.

6. **Plan Director's:** Mr. Zawadzki-permit revenue for August 2022- \$6621, YTD \$143,426. August 2021 \$12632 with YTD 2021 \$97941. Monthly revenue was down \$6011 and YTD +\$45485. For August issued 22 building permits of which 14 in corporate limits and 7 were new homes and 8 in township, 2 were new homes. Projects totaled an estimated \$1.72 million. Also, to update, Auburn Estates 62 homes in section 1, only 7 left to permit. Tamarack subdivision section 4 had 69 lots, with only 22 left for permitting. Wrapping up both of those projects from a permit standpoint.
7. **President's Report:** President Strong one of the things we were talking about tonight is the Commercial Systems Energy Solar District. Has taken longer to complete so will be on next agenda, this will go to the Town Council for review. You all have a copy in front of you which explains that it is a part of Article 5. Article 5 will have the well head protection as well as solar in this section. Moratorium will expire so need to get approved. President Strong asked for everyone to review. Mr. Culp stated would have extension of moratorium at the same time to ensure there is plenty of time for both boards to review. Discussion on timing. Determined to be another 60 days. Also coming soon is the Noncommercial ordinance. Mr. Culp explained the difference – the Commercial piece is for fields. President Strong stated the other item is the Overlay District for the east side of US 31. Asking for feedback. Mr. Massonne stated looking at items missing such as dumpster placement, lighting, signage, and additional information for landscaping/maintenance. President Strong asked Mr. Culp to clarify, isn't the County stating the district is in addition to any other requirements. Mr. Culp stated that was correct, we can add if it isn't covered elsewhere. President Strong stated yes those are important and we will want to make sure we are covered. Making sure we are keeping it on the radar want to get completed and approved by the end of the year. As always, thank you for being here.
8. **Legal Counsel's Report:** No additional items to report.
9. **Board Member Comments:** None.
10. **Next Planned Plan Commission Meeting:** October 12, 2022, at Red Bridge Community Building.
11. **Adjournment:** Mr. Schwartz made motion to adjourn. Mrs. Nelson second. All present in favor.

President: 

Secretary: 

Date: OCT 12, 2022

Location:

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