



CICERO/JACKSON TOWNSHIP PLAN COMMISSION

PC-# 1022-14-0 An Ordinance Imposing the Extension of the Temporary Moratorium on the Issuance of
Permits for Commercial Solar Energy Systems

PC-# 1022-15-0 Article 5-Commercial Solar Energy Systems (SES) Overlay District and SES Provisions

PC-# 1022-16-R5 Tom Munro

PC-# 1022-13-NC Prater's Self Storage

PC-# 1022-17-NC Angela Garcia

Plan Commission Meeting Minutes

October 12, 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
- ☐ Mark Diller
- ☐ Dennis Schrumpp
- ☐ Frank Zawadzki- Plan Director
- ☐ Terri Strong - Recorder

Absent:

Liz Foley-Nelson
Corey Burkhardt
Glenn Schwartz
Aaron Culp

1. **Declaration of Quorum:** President Strong declared a quorum with 6/9 members present.

2. **Approval of Minutes:**

Mr. Lutz made motion to approve Minutes from PC Meeting: September 14, 2022, with correction to LaCasada owner's name. Mr. Gary second. All present in favor. President Strong indicated the name would be corrected before minutes are published.



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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

5. **New Business:**

Docket# PC-1022-14-0

Ordinance No. 10-18-2022-2 Extension of an Ordinance Imposing a Temporary Moratorium on the Issuance of Permits for Commercial Solar Energy Systems until December 31, 2022.

President Strong reminded members that a moratorium had been passed while work on the ordinance is being done. We are still working on the ordinance being finalized and continuing until December 31 will ensure it is complete. Any questions from Board members? Seeing none, would be looking for a recommendation to send to the Town Council.

Mr. Lutz made motion to send a favorable recommendation to the Town Council to move the extension to December 31, 2022. Mr. Diller second. All present in favor.

President Strong stated a public hearing was needed for this matter.

Mr. Schrumpf made a motion to open the public hearing. Mr. Lutz second. All present in favor.

President Strong asked if anyone wanted to speak on the extension of the solar ordinance.

No public comments.

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

Mr. Lutz made motion to send a favorable recommendation to the Town Council to move the extension to December 31, 2022. Mr. Diller second. All present in favor.

Docket #: PC-1022-15-0

Ordinance No. 10-18-2022-1 Article 5 Commercial Solar Energy Systems (SES) Overlay District and SES Provisions Ordinance

President Strong stated the ordinance is not complete and in reviewing realized a definition section was needed. Mr. Culp is currently working on the definition section as well as some corrections that were needed to the ordinance. President Strong stated he would like to table this matter this evening and do the public hearing at our next meeting on November 9th, at Red Bridge Building.



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Mr. Schrumpf made motion to table Docket PC-1022-15-0 as presented. Mr. Massonne second. All present in favor.

Docket # PC-1022-16-R5

Petitioner: Tom Munro

Property Address: 299 North Peru Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the property at 299 North Peru Street, Cicero, IN.

Tom Munro 700 Iron Bridge, Cicero. Wanting to renovate the exterior of the building on the corner of Fletcher and Peru. Looking to add natural stone to bottom, solid wood to upper section, paint and add new exterior door to the building, lights across the front and sides, and do something to parking lot. Pictures were provided. President Strong stated it did go thru the Board of Zoning Appeals for their Land Use Variance permit. Mr. Lutz asked if any concerns by Mr. Zawadzki. Mr. Zawadzki stated he has no concerns. President Strong questioned signage, to ensure you get everything you need. Mr. Munro stated the side with the service door will have a small sign also. President Strong stated what has already been done is a huge improvement, lighting is discussed. Mr. Munro stated there is one light to the back and one in the front. Decision has not been made to use black top or concrete lot. President Strong reminded that the ordinance does require striping on a paved/concrete lot.

President Strong stated no public hearing required.

Mr. Schrumpf made motion to approve PC#1022-16-R5 based on the drawings/pictures as presented with addition of striping to be added when paved or concrete is installed. Mr. Gary second.

Mr. Massonne-approve, Mr. Lutz-approve, Mr. Schrumpf-approve, Mr. Diller-approve, Mr. Gary-approve, Mr. Strong-approve. Motion approved.

Docket #: PC-1022-13-NC

Petitioner: Prater's Self Storage

Property Address: 7670 East 236th Street, Cicero, IN 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 7670 East 236th Street, Cicero, IN.

Josh Prater 7675 W 100 North, Anderson, IN In talking with landscaper regarding trees that we had before, it has been determined it will not be a good idea to plant those. Due to room between property and blacktop recommend planting an Emerald Green, believe there are 100 trees along that west side. As far as screening this would be better than what was originally planned, blocking the west side. President Strong recapped as a deviation of the original plan for landscaping, but other items are all the same. Mr. Lutz explained that the landscape plan was very important to him at the time of the approval. Mr. Lutz questioned if mounding was a



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part of the plan and would like to see a mix of scrubs and trees. Mr. Lutz also expressed concern for the life of the trees, to ensure that 15 years from now there is still shielding as intended. Mr. Lutz questioned if the original plan was available as it was very detailed. President Strong stated he remembered that a letter of commitment was signed to replace trees if they died and was recorded. Mr. Prater stated yes that was done. Mr. Lutz stated he understood the concern for the size of trees originally planned, would like to see a mix of trees and shrubs. President Strong asked in original plan there were 14 trees spelled out other items, outside of replacing these trees could you do the original items. Mr. Prater listed the trees, expressing his concern that they get large as well as tall before bushing out and would not block for several years. Discussion by many board members on tree types and if any or all original items would need to be changed or could be used. President Strong stated in the original commitments, it does state that all trees and fence screening would be maintained and replaced as needed by the owner. There is a copy. With no other questions by the Board, President Strong asked what would the Board like to see, another landscaping plan or go with the original. Mr. Lutz stated he would like to see another plan but hear from the others and understand that would take five votes. President Strong explained the situation to Mr. Prater of tabling for more members. Mr. Gary stated the only issue he would have is that if it is tabled, likely things wouldn't get planted until spring. Mr. Diller stated place looks like first class and feels comfortable that if trees die, they would be replaced. Mr. Prater stated he was just waiting on approvals and planting could get done before ground freezes. In response to a question. President Strong could give approvals with condition that other options are worked into plan and allow Mr. Prater to make the decision.

President Strong stated no public hearing needed, looking for a motion.

Mr. Gary made motion to approve PC#1022-13-NC as presented with condition that Mr. Prater will have the latitude to mix in other types of trees for variety in the screening if landscaper can provide. Mr. Diller second.

Mr. Lutz-approve, Mr. Diller-approve, Mr. Gary-approve, , Mr. Schruppf-approve, , Mr. Massonne-approve, Mr. Strong-approve.

President Strong stated can move forward with landscaping plan and if you would work with them to provide variety, the board would appreciate it. As it was said you have done a great job with the project and you're your commitments so far. Mr. Prater stated he will do that and thanked the Board.

Docket#: PC-1022-17-NC

Petitioner: Angela Garcia

Property Address: 150 South Peru Street, Cicero, Indiana 46034

An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 150 South Peru Street, Cicero, Indiana.

President Strong questioned Mr. Zawadzki if he had the letter for Ms. Garcia to speak on the property owner's behalf. Mr. Zawadzki confirmed that he did.

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Angela Garcia 150 South Peru St. Ms. Garcia explained she is proposing a façade update, painting the brick white, adding a new awning over her space and the space next door, changing the sign on the face of the building as well as the one on the sign at the street.

President Strong asked for questions from the Board. Mr. Schrumpf commented that the drawings look awesome, greatly improve that area. Mr. Massonne asked if there was a downlight on the sign. Ms. Garcia stated yes, adding that not sure if light would remain the same, it is older and the electrical is still there. Don't have an exact light example but would want to update. President Strong clarified that you will have the sign on the building and a sign on the tenant sign, would there be any other signs, like an hours sign on the doors. Ms. Garcia stated vinyl lettering for hours but haven't decided what type. Should probably have them posted. President Strong verified that the property owner is ok with the brick being painted. Ms. Garcia stated yes, after few months of convincing. Mr. Zawadzki stated he had a letter supporting that. Mr. Gary asked about the other side of the building, All About You Hair Salon are they updating their signage. Ms. Garcia stated she is coordinating with them for similar types but they would be in for their sign permit. President Strong asked when expecting to open. Ms. Garcia replied shooting for some time in December.

Mr. Lutz asked the proper direction for listing hours if added. Discussion on sizing and the process. Mr. Zawadzki added that if allowed two square feet, would still be within the ordinance limits.

Mr. Massonne made a motion to approve PC#10-22-17-NC as presented with the addition of door sign not to exceed two square feet and reviewed by Mr. Zawadzki. Mr. Schrumpf second.

Mr. Diller-approve, Mr. Gary-approve, Mr. Schrumpf-approve, Mr. Lutz-approve, Mr. Massonne-approve, Mr. Strong-approve. Motion passed.

President Strong stated approved and look forward to finishing the project, looks like it will be very nice and glad you have been working with the neighbor building.

6. **Plan Director's:** Mr. Zawadzki-permit revenue for September 2022- \$9706, YTD \$153,132. September 2021 \$10591 with YTD 2021 \$108532. Monthly revenue was down \$885 and YTD +\$44600. For August issued 24 building permits of which 20 in corporate limits and 4 were new homes and 4 in township, 1 is a new home. Projects totaled an estimated \$3.73 million. Also, to update, Auburn Estates 62 homes in section 1, only 4 left to permit. Tamarack subdivision section 4 had 69 lots, with only 21 left for permitting. Mr. Schrumpf questioned the number of lots left in the other sections. Mr. Zawadzki stated there may be one or two lots in sections 2 and 3 but more than enough to turn over to the HOA. President Strong stated he knew Mr. Zawadzki was staying busy with the inspections and anticipate that will continue. Appreciate the nice job you are doing.



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7. **President's Report**: President Strong thanked everyone for attending. Once the draft ordinance and definitions for the solar ordinance are complete, we will get a copy to everyone for review. Will appreciate feedback to Mr. Zawadzki if any, prior to the meeting. Do anticipate public comment for this.

8. **Legal Counsel's Report**: No report.

9. **Board Member Comments**: None.

10. **Next Planned Plan Commission Meeting**: November 9, 2022, at Red Bridge Community Building.

11. **Adjournment**: Mr. Lutz made motion to adjourn. Mr. Massonne second. All present in favor.

President: 

Secretary: 

Date: 11-09-2022

Location:

Red Bridge Community Center
697 W Jackson Street
Cicero, IN 46034