



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

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

PC-# 1122-18-NC Sally Bowden

PC-# 1122-19-NC Rudy's Re:cycle Matt Corley

### Plan Commission Meeting Minutes

November 9, 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
- ☐ Harrison Massonne
- ☐ Liz Nelson
- ☐ Glenn Schwartz
- ☐ Dennis Schrumpf
- ☐ Aaron Culp-Legal Counsel
- ☐ Frank Zawadzki- Plan Director
- ☐ Terri Strong - Recorder

Absent:

Greg Gary  
Corey Burkhardt  
Mark Diller

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: October 12, 2022, with date correction.  
Mr. Massonne 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. President Strong asked Mr. Smith if he wanted to explain his reason for being in attendance.



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Steve Smith addressed the Board. Deputy Chief of Cicero Fire Department, here to become more familiar with the processes. A change in duties and responsibilities, one item is responsible planning for the community safety preparedness. Becoming more immersed in the different groups, including EDC and the 501-C3 organizations to assist with the elements for any events, projects that may affect the fire department to become a safer community.

President Strong thanked Mr. Smith for attending and sharing his comments.

#### **4. Old Business:**

**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 legal notice has properly been completed for this Docket.

**Mr. Schrumpf made the motion to untable PC-1022-15-0. Mr. Lutz second. All present in favor.**  
President Strong asked if any brief discussion before public hearing. No discussion.

**Mrs. Nelson made the motion to open the public hearing for PC-1022-15-0. Mr. Schwartz second. All present in favor.**

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

**Mr. Lutz made the motion to close the public hearing for PC-1022-15-0. Mr. Massonne second. All present in favor.**

President Strong asked if any questions or comments from the Board members after having received the proposed ordinance electronically. No comments. President Strong continued by thanking Mr. Culp for all his time and energy on this project, ensuring the definitions were reviewed and correct.

**Mr. Lutz made the motion to send a favorable recommendation to the Town Council on PC-1022-15-0. Mr. Schrumpf second.**

**Mr. Massonne-favorable, Mr. Lutz-favorable, Mrs. Nelson-favorable, Mr. Schrumpf-favorable, Mr. Schwartz-favorable, Mr. Strong-favorable. Motion passed 6-0.**

#### **5. New Business:**

**Docket# PC-1122-18-NC**

**Petitioner: Sally Bowden**

**Address: 289 So. Peru St. Cicero, IN 46034**

**Aesthetic Review application has been submitted concerning Article 5 of the Aesthetic Review Overlay District of Cicero/Jackson Township for property located at 289 So. Peru Street, Cicero.**

Sally Bowden property of 289 So. Peru St. The scope of this application is for the external painting of the three buildings located on the property. In addition to the external painting, want to wrap the existing columns with

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cedar and stain, remove the hot pink shutters replacing with cedar, replacing exterior doors. President Strong verified that the exterior is the only thing reviewing today and will come back in future for other variances pertaining to the property. Ms. Bowden agreed, only the exterior improvements. Mr. Lutz questioned that coming back for another Aesthetic review would have additional fees. Ms. Bowden stated yes, she is aware and there is a strategy and approval of some requests will impact the future requests. And she appreciated the sharing of the information. President Strong stated no public hearing required, verified no comments from Mr. Zawadzki. Mrs. Nelson stated would improve the property. Mr. Schrumpf stated he liked the colors shown.

**Mr. Schrumpf made the motion to approve Aesthetic Review for PC-1122-18-NC as presented. Mrs. Nelson second. All present in favor.**

President Strong explained to Ms. Bowden approved for this stage and can move forward with the exterior as presented. Look forward to seeing plans in the future.

**Docket # PC-1122-19-NC**

**Petitioner: Rudy's Re:Cycle Shop/Matt Corley**

**Property Address: 49 S. Peru Street, Cicero, IN 46034**

Aesthetic Review application has been submitted concerning Article 5 of the Aesthetic Review Overlay District of Cicero/Jackson Township regarding property located at 49 S. Peru Street, Cicero, IN.

Joe Rudy 49 S. Peru Street owner of Re: Cycle Shop. Have put a bicycle shop at that location and working on adding a deck on the side. Shop in the works for some time, working on improving the property. Matt Corley is the owner of the property, has made improvements to things such as the windows. This process is new to Mr. Rudy and wants to make sure we are communicating and doing what is expected. President Strong verified that had permission to speak for the property owner. Mr. Lutz asked to bring the project alive, pictures are hard to determine. Mr. Rudy stated the deck is a wraparound deck with replaced windows to the front west facing for the retail space, the bicycle shop to the side/back in the garage. The repair work will happen there. Working with youth, deck to have a resting spot, with water bottle refill station. With the trails, seemed logical spot to be able to repair/sell new and used bikes and even offer free to youth. Double doors to the south facing side where there are stairs, will have rails with cabling to be able to see through. Parking should still have two spots on the side. Mr. Rudy continued with love to discuss expanding in the future, parking in the back. Open to having more parking than the two or three spots we have.

President Strong informed Mr. Lutz that Mr. Rudy will be before the BZA for Land Use Variance. And two development standards, Mr. Zawadzki if you would address those, please. Mr. Zawadzki stated Land Use Variance for the Bicycle Shop and two development standards variances. Both deal with the parking lot, not having it paved and not having a tree.

President Strong added to the Board, the ordinance requires one tree for 10 parking spaces, which is being addressed in our next ordinance updates. This does not have any bearing on this request but wanted you to be aware. We are looking this evening at what the building looks like, lighting, signage, landscaping plans. Mr.





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Rudy stated improved the security lighting on east side to light up the back yard and LED lights on the west and south side. Mr. Schrumpf commented after reading the information in the report, making a rest stop for bikers, there are a ton of bikes on Jackson especially on Saturday's. And a good addition to the area. Mr. Lutz asked about the color scheme. Mr. Rudy stated he is not interested in changing the siding on the house, fits the color scheme that is planned. Mr. Lutz questioned the signage. Mr. Rudy stated in front of the garage and side. The bike on the front has been noticed. President Strong regarding pictures, some missing siding are they to be addressed. Mr. Rudy will go back up, have even noticed more from recent storms, will go up with completion of deck. President Strong stated would like to the bottom of the decking enclosed. Concern for trash to accumulate in the future. Mr. Rudy stated there is approximately 6-8 inches. Lighting is already in place but would be adding warm down lighting on the porch. President Strong questioned the seating that is featured. Mr. Rudy stated four tables and 16 chairs. President Strong questioned the crumbling of the concrete on the front of the building. Mr. Rudy stated it will all be gone. President Strong addressed the bicycles at the back of the building, future plan for outdoor storage since the ordinance does not allow. Mr. Rudy stated that is a "me" problem as the recycle is getting people to drop off bikes. This is not the intent. President Strong informed that if needed can apply for a variance with the BZA for enclosed storage. President Strong asked where bikes would be when a group is riding. Mr. Rudy stated next to the deck. President Strong questioned the sign above the garage versus a typical sign. Mr. Rudy stated creativity and personal preference also the nod to the re: meaning.

**Mrs. Nelson made the motion to approve PC-1122-19-NC for Aesthetic Review as presented. Mr. Lutz second. All present in favor.**

President Strong stated request approved. Appreciate willingness to address concerns that were mentioned.

6. **Plan Director's:** Mr. Zawadzki-permit revenue for October 2022- \$9901, YTD \$162231. August 2021 \$12501 with YTD 2021 \$121033. Monthly revenue was down \$3402 and YTD +\$41198. For October issued 33 building permits of which 25 in corporate limits and 8 in township. Projects totaled an estimated \$3.4 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 18 left for permitting. Coming to a close with both of those projects from a permit standpoint. Other news, had IDEM audit, department responsible pre and post run off. The audit went well and several positive comments.
7. **President's Report:** President Strong reminded everyone that all PC members are up for reappointment at the end of the year. Hoping everyone will stay but if could let us know for planning purposes. Also, elections for January for any that are still here. Appreciate everyone's attendance and participation.
8. **Legal Counsel's Report:** Mr. Culp stated at the beginning of the year that once done with final adoption of the Solar ordinance will start working on the Overlay District at US 31. We will start with what the county has implemented and determine what works for us or may need to be changed. Also, next year will be requesting proposals for help to update the comprehensive plan. It has been seven years and like to do 7-10 years. For those that haven't been involved, it is a time-consuming process, with focus groups, public



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hearings and such. After completing in 2024 will be updating ordinances to reflect any changes. President Strong stated will likely start working on the non-commercial solar ordinance and overlay district as well as updating on parking.

9. **Board Member Comments:** Mrs. Nelson questioned the staggering of members. President Strong stated that a change was made in Westfield that impacted our board and everyone was reappointed. Discussion on whether staggering would be desirable and permissible. Mr. Culp stated he felt it would require an ordinance with method of appointment and terms outlined. Mr. Lutz questioned the method of delivery for overlay district by the county. President Strong stated he thought it was paper. President Strong asked for Mr. Zawadzki to send out electrically.

10. **Next Planned Plan Commission Meeting:** December 14, 2022, at Red Bridge Community Building.

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

President: 

Secretary: 

Date: 1-14-2023

Location:

Red Bridge Community Center  
697 W Jackson Street  
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