



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

### Plan Commission Meeting Minutes

April 10<sup>th</sup>, 2024

Cicero Town Hall  
70 N Byron Street  
Cicero, IN 46034

#### Roll Call of Members

Present:

- ☐ Dan Strong
- ☐ Harrison Massonne
- ☐ Chris Lutz
- ☐ Marc Diller
- ☐ Dennis Schrumpf
- ☐ Mark Thomas
- ☐ Jenna Majors
- ☐ Eric Hayden
- ☐ Frank Zawadzki - Plan Director
- ☐ Terri Strong - Recorder

Absent:

Wendy Gillespie

Aaron Culp

1. **Declaration of Quorum:** President Strong declared a quorum with 8/9 members present.
2. **Approval of Minutes:**  
Mr. Schrumpf made a motion to accept Minutes from Planning Meeting January 10, 2024, as presented. Mr. Massonne second. All present in favor.
3. **President's Report:** Nothing to report. Agenda will be adjusted for reports to be after Plan Director report.
4. **Old Business:** No old business.



## **CICERO/JACKSON TOWNSHIP PLAN COMMISSION**

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

**Docket#** PC-0424-01-DC

**Petitioner:** JRF Construction Inc.

**Property address:** 109 W Jackson Street, Cicero, IN 46034

**An Aesthetic Review application has been submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 109 W Jackson Street, Cicero, IN.**

President Strong stated this is for a sign and does not require a public hearing.

JR Fryberger office is at 109 W Jackson, home 4020 E. 236<sup>th</sup> St. Cicero. Remodeled building, proposing sign review, sign submitted is on the building over the front entrance of the building want to move to the west side of the building. Looking for tenant for the first floor, we are occupying the upstairs area. Sign is red box and illuminated but dimly.

Mr. Hayden questioned the items to the back. Mr. Fryberger stated that the building was left with a lot of items and placed to the rear, are going through the items and eliminating what don't need. Mr. Hayden confirmed that the steel boxes will be gone soon. President Strong confirmed with Mr. Zawadzki that those would be similar to a POD and limited to 60 days. Mr. Zawadzki stated he would agree with that interpretation. Discussion on POD's.

President Strong questioned the illumination timeframe. Mr. Fryberger stated reverse photocell could be used, previous building it was on but doesn't have to be. President Strong answered question regarding neighbors and process. Mr. Fryberger stated the purpose and importance is due to the change in the configuration of the building entrance and drawing attention to it. Goal is to use our parking lot and not Jackson St. Mr. Fryberger stated some deliveries or employees arriving when dark, would help to direct to the correct entrance. Mr. Thomas questioned if could put stipulation that if the lighting was an issue, the police department would inform and require adjusting. President Strong asked the height of the placement. Mr. Fryberger stated the door is seven feet, would likely be 13-14 feet to top of sign. Sign is 36 tall. President Strong stated with other tenants is the intent to use similar signage in the future. Mr. Fryberger stated the thought is to redo the steel plaque that is on the building, or could we put a blade sign for the main tenant. President Strong discussed the ordinance as it refers to multi-tenant buildings. Mr. Fryberger stated the plan was to leave the front for whatever tenant, keeping it current. Mr. Lutz questioned how bright the sign is. Mr. Fryberger stated it is currently at State Road 32, bleeding of the light was discussed. If it is up and is an issue, it is not a problem for Mr. Fryberger, stating he is here for the long haul. President Strong asked if there is security lighting at the back of the building. Mr. Fryberger stated there are emergency exit lights but no large lights in the garage area, there are pole lights back there. Mr. Thomas stated the only stipulation he has is if too bright the sign would be adjusted. Mr. Fryberger stated he certainly was willing to do that.

**Mr. Hayden made a motion to approve BZA-0424-01 DC as presented. Mr. Thomas second.**

**Mr. Massonne-approve, Mr. Lutz-approve, Mr. Diller-approve, Mr. Thomas-approve, Mrs. Major-approve, Mr. Hayden-approve, Mr. Strong-approve, Dennis Schrumpf-approve. Motion 8-0.**

Mr. Lutz added thank you for coming into town, improvements to the building. Always a good thing to add employees to the town and if have issues to reach out. Glad to have you in town. Mr. Fryberger appreciate the welcome, moved seven years ago and enjoy the community.

**331 E. JACKSON ST. P.O. Box 650 CICERO, IN 46034**

**PHONE: 317-984-5845 FAX: 317-984-5938 WWW.CICEROIN.ORG**



## CICERO/JACKSON TOWNSHIP PLAN COMMISSION

6. **Plan Director's Report:** Enclosed in your packets. Mr. Zawadzki summarized the report as follows: March 2024 permit revenue of \$4453 and YTD of \$11028, compared to March of 2023 of \$13025 and YTD 2023 of \$22984. Difference of -\$8572 and -\$11956. Issued 22 building permits, 14/0 new homes in town limits, 8/0 new homes in township, estimate of projects \$46465.
7. **Legal Counsel's Report:** Mr. Culp not present. President Strong stated no items to discuss.
8. **Board Member Comments:** Mrs. Majors questioned the new farm on 266<sup>th</sup> street, Woolly Yak, winery and farm. Had inquiry on the property concern with noise and traffic, when was that commercial business approved. President Strong stated will have Mr. Zawadzki speak to that, they are on the BZA agenda for the 18<sup>th</sup>. Mr. Zawadzki stated the past weekend event was an eclipse event and was approved, extremely well attended and no one anticipated that level. They have a Use Variance being heard by the BZA on the 18<sup>th</sup>, the request is for an Agritourism business with a winery and outdoor seating and a couple other variances. Mr. Zawadzki stated did have a complaint today and reached out to verify. If anything was going on, it was to be off as they don't have approval to continue. Have not been by to see myself. Mrs. Majors stated they will be up for approval of operating the business as they are. Public comment was confirmed to be part of the process.

President Strong gave update to the Comprehensive Plan. Process is now that the survey is being worked on, and will become public, the June first Kid's Day will be booth for communicating. Mr. Hayden stated it was a good discussion. Mr. Lutz stated the baseball fields gets a lot of area visitors. That information will be passed onto the group by Mr. Zawadzki. Next meeting for that group is next Thursday. President Strong stated it is a teams meeting to stay on track and answer questions with the Plan Department. Mr. Thomas asked if there was a date for the first community meeting. President Strong stated tentative dates have been discussed, late June or July but unsure of the dates. Mr. Zawadzki to verify and send out.

Mr. Hayden asked when 236<sup>th</sup> will be closed. Trees had to be down by April 1<sup>st</sup>. Actual date unknown.

9. **Next Planned Plan Commission Meeting:**  
May 15<sup>th</sup>, 2024

10. **Adjournment:** Mr. Hayden made a motion to close the meeting. Mr. Massonne second. All present in favor.

President: 

Secretary: 

Date: 5-15-2024

Location:

Cicero Town Hall

70 N Byron Street

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