



**CICERO/JACKSON  
TOWNSHIP  
PLAN COMMISSION**

Plan Commission Meeting Minutes

December 10<sup>th</sup>, 2025

Cicero Town Hall

70 N Byron Street

Cicero, IN 46034

**Roll Call of Members**

Present:

Dan Strong

Dennis Schrumpf

Harrison Massonne

Mark Thomas

Eric Hayden

Marc Diller

Ford Hebner

Wendy Gillespie

Frank Zawadzki - Plan Director

Terri Strong - Recorder

Absent:

Dennis Johnson

Aaron Culp-Legal Counsel

**Declaration of Quorum:** President Strong declared a quorum with 8/9 members present. Also stating that Mr. Culp is available by phone should we need his expertise.

**Approval of Minutes:**

Mr. Massonne made the motion to approve the minutes from November 12<sup>th</sup>, 2025, meeting as presented. Mr. Hebner second. All present in favor.

**Public Comment:**

No public comment.

**Old Business:**

No old business

**New Business:**

Docket# PC-1225-16-NC

Petitioner: Antica Italia

Property address: 770 S Peru Street, Cicero, IN 46034

An Aesthetic Review application was submitted concerning Article 5 Aesthetic Review Overlay District for the property located at 770 S Peru Street, Cicero, IN 46034.

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Troy Reed 10166 Holly Berry Circle Fisher, Wendy Gilbert 10166 Holly Berry Circle. Mr. Reed stated here for Aesthetic Review, first is the fence; to hide the walk-in coolers, it is a six-foot fence with a four-foot offset. The fence will be a composite that will match the siding of the building. It is there is to hide the coolers. We would like to put in a deck, to the right side of the doors with a couple of tables. Minimum of 12 up to 24 seats. Counting parking there is 21 parking spaces, we are not an eat in restaurant we are a grocery store, with carryout for sandwiches and pizzas. This would be the only seating we would be looking at. There are a couple of planter boxes indicated. The third reason is the monument sign. 24 square feet on one sign, indicated on the drawing- it is either a 4x5 or 5x5. Still working with designer for the details. Concern for positioning restrictions, 10 feet from the sidewalk. Deck would be composite similar to what would be in the back. Ms. Gilbert planter boxes planned to add to the overall look. Planning overhead string lights, there currently is lighting on the outside of the building.

President Strong asked if questions from the Board. Ms. Gilbert stated where the Powers signage would become their logo in vinyl signage and hours of operations would be on the doors. Mr. Massonne questioned how high off the ground the deck would be. Mr. Reed answered not much, one step. Mr. Massonne questioned if railing, compared to bike shop. Mr. Reed stated only one step up. Mr. Thomas asked if logos would be the same size as current signage. Mr. Reed stated yes, one logo on the south side, we would take off and replace with our logo. Mr. Hebner stated going to serve gelato as well. Mr. Reed stated it is tight but hoping to make ourselves. Mr. Thomas questioned Mr. Zawadzki on the positioning of the planter boxes up against the sidewalk and cannot put signage on them, they would block signage if cars are parked. Mr. Zawadzki stated yes it would. Standard is 10 feet from sidewalk or right-a-way whichever is further. If they wanted to move it closer to the right of way, they would have to ask for a variance, photos indicate standard, the Board could put conditions for the variance if so desired to move the sign. Mr. Thomas questioned the positioning facing east/west or Hwy 19. President Strong questioned when the design for the monument sign would be done, or just planning on spring. Mr. Reed stated we are still working on narrowing down a plan. Ms. Gilbert stated before the end of the year. President Strong stated he is struggling with approval of something he has not seen. Planning on discussion with the Board, not on your plan necessarily, but on ways to streamline the process. Mr. Reed questioned if (the sign plan) that is something they would want to see once decided. President Strong stated he was going to suggest to the Board the items in the future they want to see to prevent the petitioner in coming back. There is a fee associated with that and want to be sensitive to the petitioner. President Strong stated he would like to suggest to the Board that they come back without cost to the petitioner. Mr. Reed stated if we could do a 3D rendering to evaluate how effective the sign and placement would be, there was a sign previously but closer to the road. President Strong stated we are evaluating the aesthetics but if went to BZA for placement, do not feel they would have to come back to us. Mr. Hayden questioned the fencing-it is PVC fencing? Mr. Reed stated it is not a vinyl, but it is a composite fencing. Building is brown and black and our intention is to match the building. Mr. Hayden questioned ownership of the property. Mr. Reed stated no not the owners, but we are working with the owner, not looking for a long-term rental but eventual ownership. Mr. Hayden questioned anticipated opening. Mr. Reed stated we were looking at March 1; however, pizza oven is the hold up. Can not build out the deli fully without the oven. Hoping for April 1, 2026.

President Strong questioned if the Board was ok with signage, is there any discussion around them coming back for the monument sign and the deck. Mr. Hayden questioned if the deck would come to the sidewalk. Mr. Reed stated it is currently 10-feet from-monitor used to indicate where. Discussion ensued on the planned deck positioning, ending with four feet from the right of way. All on the right side of the walk. Mr. Reed explained his background and past business adding the current vision.

President Strong questioned when the deck building would be expected. Mr. Reed stated last thing on the list of things that need to get done. President Strong stated if not unreasonable request would it be possible for Mr. Reed to bring back the items (deck design and signage) for review once determined. At no cost to the petitioner but to be business friendly. Mr. Reed agreed. President Strong stated we meet monthly just get with Mr. Zawadzki when ready for review. Mr. Hayden questioned status for this evening. President Strong stated we can address the fence and window signs and put off the deck and sign. Mr. Hayden questioned when the fence would be done. Mr. Reed stated before opening but not December but January/February/March. Discussion on fence positioning and composite being shared with the other items. President Strong stated sounds like consensus on the positioning of the fence. Mr. Hayden questioned if we were looking for a rendering of the deck. Mr. Hayden summarized what material you are planning and drawing of the positioning relating to the building. Mr. Reed questioned the setbacks. Mr. Zawadzki stated if went

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ahead with the deck, we would need a variance from the BZA for setbacks and probably impervious surface. Mr. Hayden asked for that information to be shared with the petitioner. Discussion on setbacks, and current conditions. Mrs. Gillespie questioned if the same font will be used for all signs. Mr. Reed answered yes. Everyone welcomed them to the community even though asking hard questions.

**Mr. Hayden made motion to table this Aesthetic Review with bringing back additional information. Mr. Massonne second. All present in favor.**

**Plan Director's Report:** Mr. Zawadzki summarized monthly report as follows: November 2025 permit revenue was \$1699 YTD of \$60560. Compared to November 2024 for month \$5491 and YTD \$58861, that is a decrease for month of \$3792 and YTD increase of \$1699. Issued 6 permits, 2 in Town, zero new homes, 4 in Township with 1 being a new home. Estimated costs of projects are \$572,000. BZA will meet on 12/18. President Strong asked Mr. Zawadzki to update on the Right of Way permits. Mr. Zawadzki stated going fantastic and better than anticipated. Created the permit to protect ourselves, no way to regulate putting utilities in the right of ways. This process is to protect ourselves in case utilities are cut or damaged and we can recoup costs for the Town. Far exceeded our revenue expectations.

Mr. Hayden questioned the last docket, had they been to the BZA for approval. Answer was yes. Is the sign and deck new? Mr. Zawadzki stated they did not need approval, only thing required was Aesthetic review. Mr. Hayden questioned the deck. Mr. Zawadzki stated the deck does need approval and was not discussed at last meeting. President Strong questioned the BZA request. Mr. Zawadzki stated they went for a Land Use variance for a deli with outdoor seating and manufacture a food product. They were not sure what they were going to do. Mr. Hayden stated he is not questioning the BZA but how to streamline the process. Mr. Zawadzki stated it is tough without a solid plan.

Mr. Massonne questioned the stop work order property. Mr. Zawadzki stated they built a carport. Stop work orders were placed, notified the owner and they kept building. The other one can't recall the property. Mr. Thomas questioned when Aaron gets involved. Answer was when they ignore the Stop work order and continue to build.

**President's Report:** President Strong thanked everyone for attendance. And look at the Aesthetic Review, know conversation about having them come back and fees. Feel it is important that we can review completely what they are wanting to do. Mr. Thomas discussed the previous month's sign concerns. President Strong stated we will have elections next meeting as we do in January. Also, discussion around ordinances and most are working on those concerns. President Strong stated Mr. Thomas had a great idea and asked him to share with group. Mr. Thomas the book, writing in your book, would be easier to take an actual book and notes marked up. Full sets were passed out. President Strong stated good opportunity to highlight and mark or make notes, or if page is missing you now have a full set. We will be looking at timelines for engaging a consultant as we get closer to the US 31 district.

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

**Board Member Comments:** Mr. Thomas questioned if we need to work on those at the ends of present meetings or set times where that is what we are going to concentrate on. President Strong stated can do either way, just have to advertise that we are all together. Making a work session is certainly possible. Mr. Hebner stated not always fortunate that meetings are shorter. Mrs. Gillispie questioned if going section by section, so everyone knows what we are discussing when. President Strong stated good idea. Mr. Massonne stated a work session would be good. President Strong asked everyone to look at next three months for possible dates, and January decide so we can advertise a work session. Mr. Thomas asked if there was a timeline for going through. President Strong stated he was looking at engaging a consultant in June timeframe, process for engaging shared. Mr. Hayden suggested reviewing sections one and two at end of January's meeting. President Strong stated if we have a busy meeting we can move to February. Would be placed under New Business on the agenda.

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**Next Planned Plan Commission Meeting:**

January 14<sup>th</sup>, 2026

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

President: \_\_\_\_\_

Secretary: \_\_\_\_\_

Date: \_\_\_\_\_

*[Handwritten signatures and date]*  
Harrison Massonne  
1/14/25

Location:

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