

PIKE TOWNSHIP RESIDENTS' ASSOCIATION, INC.

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AGENDA FOR FEBRUARY 13, 2008 (2nd Revision)

I. APPROVAL OF BOARD MINUTES

II. TREASURER'S REPORT

III. PIKE TOWNSHIP REPORT FROM INDIANAPOLIS METROPOLITAN POLICE DEPARTMENT NORTHWEST DISTRICT AND PROSECUTOR'S OFFICE

IV. ANNOUNCEMENTS, PLAT REPORTS, AND CORRESPONDENCE

V. LIQUOR PERMITS

VI. LAND USE - CONTINUED PETITIONS

- 1) **6465, 6501 and 6525 Shanghai Rd. - 2007-ZON-128** Browning Real Estate Properties, LLC, requests a rezoning of 15.063 acres, from the D-A and D-3 districts, to the C-S classification to provide for a mix of C-1 and light-industrial uses. Council District 1. Hearing date continued by PTR1972 to 2/28/08, Hearing Examiner. Council District 1. Presenter is Gene Valanzano. Chairperson is Kevin Durcholz.

VII. LAND USE - NEW PETITIONS

- 1) **8140 Township Line Rd. - 2008-APP-805 and 2008-VAR-805** Retirement Living, Inc., doing business as Marquette Manor, requests Hospital District Two (HD-2) approval to provide for a one-story community center, two, four-story multi-family buildings each containing 48 dwelling units, a one-story restaurant building, additions to the existing assisted living facility including an expanded dining area, a restaurant, a wellness complex, and an enclosed swimming pool and related areas, construction of covered walkways between buildings, additional parking, canopies, a one-story maintenance building and a sign package including freestanding signs. **2008-VAR-805** - Variance of development standards of the sign regulations to provide for: a) thirteen freestanding identification signs (max. two freestanding signs permitted along 750 feet of street frontage), including three, 10-ft. tall, 25.3-sq. ft. pylon signs, with two of the signs having a separation of 75 feet (min. 300-ft separation required), and including ten, 5-ft. tall, 7.375-sq. ft. pole signs interior to the site (max. 4-ft. sign height permitted for the five of which that are located within 600 feet of a dwelling district), and having less than 300 feet of separation between signs (not permitted); b) twelve, 4.167-ft. tall, 3-sq ft. directional incidental signs (max. 2.5-ft. height permitted, max. four directional signs permitted). Council District 2. Hearing date is 2/14/08, Hearing Examiner. Presenter is John VanBuskirk. Chairperson is Ed Harper.
- 2) **4374 W. 52nd St - 2007-UV3-028** Solid Word Bible Church, Inc., requests a variance of use to provide for the expansion of a religious use (not permitted; religious use originally permitted by petition 2006-UV3-031) by providing for a 155-sq. ft. canopy addition at the main entrance to the building, additional landscaping area near the main entrance to the building, a parking expansion including 57 off-street parking spaces, for a ground sign along 52nd St. and for a 40-ft. tall cross structure immediately south of the building. Current zoning is I-1-S. Council District 7. Hearing continued by PTR1972 to 2/26/08. Presenter is Steve Shehorn. Chairperson is Jan Marshall.

(OVER)

- 3) **6395 Coffman Rd. - 2008-ZON-801 and 2008-VAR-801** David Brooks requests a rezoning of 3.40 acres, from the D-A (FF)(FW) District, to the I-2-S (FF)(FW) classification to provide for light industrial uses. **2008-VAR-801** - variance of development standards of the dwelling district zoning ordinance to provide for a 1.5-acre lot area (min. 3-acre lot area required), and for a 1,080-sq. ft. accessory structure with a 5-ft south side setback (min. 30-ft. south side setback required). Council District 1. Hearing is 2/14/08, Hearing Examiner. Presenter is Mike Quinn/Elizabeth Bentz-Williams. Chairperson is Clint Fultz.
- 4) **7509 and 7511 New Augusta Rd. - 2007-ZON-089 (2007-DP-007 Amended)** Crooked Creek Development requests a waiver of the refiling rule. Metropolitan Development Commission denied zoning request on 1/2/2008. Petitioner is required to wait one year to refile unless a waiver is granted. Mike Quinn/Elizabeth Bentz-Williams to present revised site plan. Council District 1. Waiver hearing to be held on 2/20/08. Chairperson is Jan Marshall, substituting for Ed Harper.
- 5) **5637 and 5703 W. 56th St./5525 and 5535 Lafayette Rd. -2008-ZON-004** Four property owners request a rezoning of 4.3 acres from the D-2 (residential) to C-3C (commercial) classification to provide for corridor commercial uses. Presenter is David Kingen. Council District 7. Hearing date is 2/28/08, Hearing Examiner. Chairperson is Jan Marshall.

PTRA meetings are held at the Pike Township Government Center, 5665 Lafayette Rd., on the second Wednesday of each month. This month's meeting is February 13, 2008, 7:00 PM. The next meeting will be held on March 12, 2008, 7:00 PM, Pike Township Government Center.