

**PIKE TOWNSHIP RESIDENTS' ASSOCIATION
MINUTES OF APRIL 9, 2003 BOARD MEETING**

The Pike Township Residents' Association (PTRA) held its regular monthly meeting at 7:00 p.m. on April 9, 2003 at the Pike Government Center.

PRELIMINARY MATTERS

To begin with, all PTRA board members briefly introduced themselves to the public in attendance. Then, the April minutes were approved unanimously.

Then, Mr. and Mrs. Roy and Mary Zenor were introduced, and they said a few words about themselves. Both were very involved in the recent AT&T wireless proposal to put a cellular antenna at 5900 Lafayette Rd. Both have also been active in the Autumn Ridge/Stratford Glen neighborhood HOA. A motion was made and duly seconded for the Zenor's to join the PTRA Board. Motion was approved unanimously.

Welcome to Mary and Roy Zenor!

Treasurers' report: no report this month.

Announcements by Tammara Tracy (Pike Twp. Administrator): Tammara spoke briefly about billboards in Indianapolis and how two of them popped up at 38th and Guion Rd. She explained that these were placed in railroad rights of way, and this makes it difficult for the city to take action against them due to state and/or federal jurisdiction over railroads. She also discussed Project Safe Neighborhoods as well as certain educational opportunities for neighborhoods and HOAs, including maintenance of neighborhood retention ponds. See Tammara for more detailed information.

LAND USE ITEMS

5460 and 5470 Lafayette Rd. Star Bucks Coffee: The sub-committee has met and many commitments were proposed. Detailed reliefs were presented along with landscape plans. Concerns were expressed about the proposed pylon sign, and Clint Fultz advocated a simpler, smaller ground sign. Very, very serious concerns also expressed about the proposed curb cut on 56th Street and the traffic head aches that would create. Right turn only entrance from 56th Street was advocated. A motion was made to support with Petitioner's proposed commitments. Motion was seconded but failed by an 11 to 6 vote. Clint Fultz then moved that PTRA support with the added commitments that the 56th Street entrance be "right in" only, that the sign be a 4 foot monument sign and that PTRA have the ability to review and approve final landscaping plan. After some further discussion, Petitioner agreed to continue the case and work further with PTRA to resolve remaining concerns. Clint Fultz then withdrew his motion.

8130 N. Michigan Rd, Mann Properties/Ryland Homes Proposal for single family homes and some condos. Steve Mears provided an update to PTRA about progress and

meetings to date. The commitments have been enhanced and Ryland will specify home models planned for the development and any new models added to the list would be substantively similar. Petitioner believes it has satisfied all of the committee's concerns. Then Mr. Frank Hogan spoke briefly on behalf of Mr. and Mrs. Bass who live near by and will be surrounded by the new development on three sides of their property. The Bass's have heavily landscaped their property so much that it has even been featured in magazines. To protect their investment, they would like to reduce the density of the homes bordering their property. The Bass's would also like to see several additional commitments beyond those already proposed by Petitioner. Many issues appear unresolved. We will hear the case again next month in order to give Petitioner, the Bass's and the sub-committee time for additional discussions to address the Bass's concerns.

3930 Georgetown Rd, New Life Worship Center, re-zoning of 9.09 acres to the SU-1 classification to provide for religious uses. Issues were raised last month by the business community about whether this land should stay commercial to permit re-development in the Lafayette Square area with a Wal-Mart or some other major store. Petitioner indicated that it has a contract to purchase the land and must make good on its commitments to the seller of the property. Petitioner did, however, offer to sell the property (within 90 days) to commercial developers if they can come up with a proposal and financing to make retail re-development feasible, contingent on the Church being able to find other suitable land. Petitioner proposed several other commitments as well. Putting a church in a commercial area like this does create complications. For example, "taverns" might normally be suited for this area, but might not be once a large church exists in the area. However, few board members seemed concerned about having fewer taverns in the area. It was noted by Susan Blair and others that this congregation is affiliated with Eastern Star Church, which has a beautiful facility. After the discussions, a motion was made to OPPOSE the proposal, which was duly seconded but then defeated 12 to 6. Then a motion to "take no position" also failed. Finally, a motion to support with commitments was made, duly seconded and passed by a 10 to 6 vote. PTRASUPPORTS.

8450 NorthWest Blvd. Orthopedics of Indianapolis: Mary Solada presented its site plan for an expansion of its facilities near 86th Street and I-465. The plans call for an investment of around \$25 million at least and 116 new jobs in Pike Twp. Some new signage would be added but not requiring a variance. A motion to support was made, duly seconded and unanimously approved. PTRASUPPORTS.

3947 N. High School Rd. Peizanos Pizza. Cameron Clark presented for Petitioner. This will be strictly a food service business, but it is near a residential community – the Gateway Condos. Mr. Stern from Gateway Condos indicated he would like to see a commitment for no drive-thru window and an additional trash can out in front of the restaurant to cut down on trash in the area. DMD Staff wants delivery vehicles and employees' vehicles to be parked out front instead of in the back close to the neighboring condos. Petitioner agreed to all of Mr. Stern's/Gateway's and DMD Staff's requests. A motion to Support with commitments was made, duly seconded and approved

unanimously.

6251 and 6295 W. 56th Street, Proposed Eagle Creek Shops: This property is just north of Deer Run Elementary and just south of Eagle Creek park, which is right across the street on 56th Street. Petitioner requests a modification of commitments and site plan related to 97-Z-213. Petitioner also seeks a variance of development standards of the sign regulations to provide for a 40 square foot pylon sign with a 10 foot set back. Petitioner wants to build a neighborhood type shopping strip on this fairly small property. Petitioner believes its proposal is consistent with the latest DRAFT of a revised comp plan for Pike Twp. However, that plan has not been approved, and this is a sensitive area due to the presence of Eagle Creek Park right across the street. Petitioner had very few specifics to present. A suggestion was made by Tammara Tracy to consider PK II zoning. The board clearly wants more information before taking a vote. Petitioner agreed to continue the case and to meet with a sub-committee led by Sheila Seleman