

**PIKE TOWNSHIP RESIDENTS' ASSOCIATION
MINUTES OF JUNE 11, 2003 BOARD MEETING
(Revised and Approved)**

The Pike Township Residents' Association (PTRA) held its regular monthly meeting at 7:00 p.m. on June 11, 2003 at the Pike Government Center.

PRELIMINARY MATTERS

Board minutes for May 2003 were approved unanimously.

Treasurers' report: no report this month.

Announcements by Tammara Tracy (Pike Twp. Administrator): Tammara introduced a new zoning inspector for Pike, Mr. Douglas Bruce, who has a great deal of experience including doing compliance work in historical preservation districts. She also talked about the City's efforts to remove illegal signs from the right of way. Such signs will be tagged with non-removable stickers that will effectively ruin the sign. The City hopes this will get rid of "sign litter." Tammara also explained an organization chart for DMD's Division of compliance, which showed names and duties of persons involved. Finally, Tammara indicated a free seminar will be held on July 26, 2003 regarding the "ABC's of HOAs" (Home Owners' Associations).

After a brief discussion, a motion was made, duly seconded and unanimously approved to have Tyler Fultz continue to scan PTRA's historical files into PDF files on CDs.

Liquor permits: Ray Dillon spoke about a few liquor permit requests and updated PTRA on some of the controversial gas station/convenience store requests. One BP Amoco request was continued. One Speedway case was defeated at the state level but may be appealed. A Speedway and a Shell request were denied by the local board. Obviously the gas stations are not giving up and the controversy continues. One additional permit was discussed in more detail, involving "Out of Bounds" which is a Sports Bar just west of 56th & Georgetown and right next to a residential area. Concerns were raised about its compliance with commitments. Issue not resolved however.

LAND USE ITEMS

Old Business

5460 and 5470 Lafayette Rd. Star Bucks Coffee: Petitioner did withdraw its request for a sign variance, but very serious concerns continue to be raised about the center and access from 56th Street. The center was supposed to be an "integrated center." Petitioner represented at PTRA's May board meeting that the City would *require* a curb cut on 56th Street, and now we have learned that these statements were incorrect. Much consternation was expressed by some Board members who supported the proposal based

on this representation. A motion to withdraw our support (given in May 2003) and seek a continuance for cause was made and duly seconded. All in favor of the motion but one – Motion approved. PTRAs support is withdrawn.

71st & Hollingsworth Rd. The Church approved for this site came back (as agreed) to PTRAs for review of its landscape plan. Some questions were raised by neighbors and board members about the plan. Tammara pointed out apparent inconsistencies between the plan and applicable commercial zoning requirements. The C-1 standards are applicable to an SU-1 (i.e. Church) zoning. A motion was made to support the plan subject to it being amended to incorporate changes discussed and agreed to on the N.W. corner of the property and also changes made to fully meet the standards required for C-1 developments. Motion was made, seconded and unanimously approved to support with those conditions.

A very brief update was given on the New Augusta nursery project on 59th street, which was slated to be developed into apartments by Davis. Portrait Homes wants to take over the project and build condos rather than apartments. There are already some condos in the area, which is just across the street from North West Way Park and the Eagle Creek little league facility. Vice President Sheila Seleman will chair a committee to review this proposal.

New Business

4902 Dandy Trail – 2003-PLT-025. Fisher Family, LP requests approval to sub-divide 3.878 acres into three (3) lots with a waiver of sidewalks. Minimum house size proposed to be 3,500 s.f. on a minimum 40,000 s.f. lot. Street frontage proposed to be at least 85 feet. Some neighbors from Dandy Trail spoke about their concerns, including Lila Cornell. She felt this proposal was generally not up to the standards of the near-by community. Petitioner argued that the homes and lots would be in the middle compared to other homes and lots in the area (i.e. nicer than some but not as nice as others). Neighbors who spoke want each lot to be at least 1 (one) acre, greater set backs from Dandy Trail and greater side yards. Many detailed questions were raised about the plan and the proposed standards. Concerns included the possibility of new docks being built on Eagle Creek reservoir. In response to concerns Petitioner offered to additionally commit to: (1) increase the first floor minimum to 2,500 s.f. on a two story home and (2) deeded access to water front would be required to build any new docks on reservoir. There will also be just one driveway in and out. A motion to Support was made with the amended and additional commitments. Motion was duly seconded and passed unanimously. We Support with the commitments.

3906 W. 62nd St.- 2003-UV3-013: Andersen Academy requests a variance to legally establish an existing day care center and a sign for the day care center. Jill Lambert presented for Andersen Academy, which has operated out of the Horizons of Faith UMC for some time. While Andersen Academy operates in the Church facility it is not formally affiliated with the Church; it is a separate independent entity. A discussion among the board took place about supporting the variance as long as Horizons of Faith

UMC operates the Church and the sign meets the requirements to be determined by the DMD Staff. A discussion also took place about somehow positioning the sign close to the existing Church sign to give the impression that it was just one sign – not two. A motion was made, duly seconded and approved to Support the variance request as long as Horizons of Faith UMC operates the Church and the sign meets the requirements to be determined by the DMD Staff.

8599 N. Michigan Rd. - 2003-DV2-012 – BP Amoco requests a sign variance to permit two (2) otherwise illegal signs. PTRAs did not get legal notice. DMD Staff believes one sign would be sufficient. Strong opposition was voiced. A motion to Oppose was made, duly seconded and then unanimously approved. PTRAs oppose.

The meeting was then duly adjourned.