

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

(Revised and approved)

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

Mayor Bart Peterson spoke to start the meeting. He also answered questions from the audience. Mayor Peterson talked about the recent bad storms in Indy and said the City will remove downed limbs for property owners if the property owner will simply move the limbs to the edge of the street. He also discussed the recent and controversial re-assessment of property and the new property tax bills, which have gone up for many Marion County residents. He explained that the City and County actually have a total of 48 taxing districts such as schools and fire departments. Lafayette Square was discussed and the Mayor indicated a willingness to invest in the area and provide tax abatement to encourage private investment.

PRELIMINARY MATTERS

Board minutes for June 2003 were approved unanimously with one revision, which has now been made and distributed to the Board.

Treasurers' report: Fran Clarke explained why we need to shop around for a better deal on banking fees. The Board gave unanimous support for Fran to shop around for better terms from other banks.

Nancy Dison was introduced and nominated to become a Board Member. Nomination was duly seconded and unanimously approved. Welcome Nancy Dison!

There was a very brief discussion of ex-officio board member status and the possibility of expanding the ex-officio members. No conclusions were reached but more research will be done on this.

Announcements by Tammara Tracy (Pike Twp. Administrator): Tammara introduced a new zoning inspector for Pike, Mr. Claudio Trincado. Order blanks are available for the new and special trees highly recommended by Tammara.

President Blair briefly shared some information about a new program where troubled youth work in the community, in lieu of incarceration, as a means of restitution.

In the 6901 N. Michigan Rd case 2003-DV1-013: very positive discussions were held with the owner and PTRA decided not to attend the hearing to remonstrate.

At 8599 N. Michigan Rd (2003-DV2-012): the hearing was continued and more discussions were held. BP says it is going to buy the vacant Chinese restaurant property and develop one of its BP Connect Coffee shop/convenience store gas stations. For the

time being, they want to convert existing Amoco signs into BP signs. We will re-visit this case as it progresses.

8845 N. Township Line Rd. 2003-DP-012, 2003-ZON-072: We will hear this next month – they want to build 92 Condos on seven (7) acres (up to 3 stories high) Only one exit proposed to be shared with the Springs Apartment complex.

Liquor permits: Ray Dillon spoke about a few liquor permit requests, including a BP-Amoco’s request at 6050 W. 71st Street. Jeanette Robertson wants to continue that one. Jeanette continues to lead the community’s struggle against beer and wine at gas stations. Some have been defeated, some have withdrawn but the battles continue. See Jeanette for more information.

OLD BUSINESS

6251 and 6295 W. 56th St., Eagle Creek Shops. Not heard this month.

5570 Lafayette Rd, 2000-APP-813, 2003-VAR-813: Mary Soloda is now representing this proposed Star Bucks development. A bank has now signed a letter of intent to take part of the retail space that Star Bucks won’t need. Bank will not have a Drive-thru service window but does want a convenient ATM Machine outside. Star Bucks will want outdoor seating out front. DPW does not pre-approve curb cuts, and the curb cut issue has been a major controversy. DPW will make the decision at the appropriate time based solely on public safety. Petitioner thinks a right-in, right out curb cut may be granted. Remo Mezzetta chaired the sub-committee, and Remo indicated the group was generally favorable at the time of their last meeting, but some committee members still had some reservations. Mary Soloda stated Petitioner proposes to tweak some commitments and remove the restriction on Bank ATMs. She offered an additional and important commitment to rescind the modification of commitments and go back to the way things were if Star Bucks does not go into the site. A motion to approve with the amended commitments was made, duly seconded and passed by a 14 to 5 vote. PTRAs supports.

NEW LAND USE ITEMS

8401 Northwest Blvd. 2003-ZON-091: Petitioner (Orthopedics of Indianapolis) proposes a 25 million dollar project and wants to re-zone property for further medical/hospital uses. Petitioner seeks zoning only at this time and will come back later for approval of site plan and other details. A motion to support was made, duly seconded and unanimously approved. PTRAs supports.

Northeast Corner of I-465 & W. 86th, presenter Zeff Weiss, petition not yet filed. Don Bryson will be chairperson. These 60 acres were formerly owned by Dow and now owned by Kite Development who wants to re-zone the entire tract to C-~~S~~ to build “up-scale” mixed retail uses and perhaps a theatre and/or offices. This is a fairly major development with fairly detailed plans already. Some concerns were raised about traffic, especially along Zionsville Rd. Neighbors from West 86th Street neighborhood did

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express some concerns about traffic and lights etc. They live right across the highway from the proposed development. Petitioner's goal tonight is just to make a first presentation to the community and to begin meeting with a sub-committee to discuss project details. Don Bryson will chair the committee and numerous other board members have volunteered to help out.

3601 W. 71st Street, 2003-UV2-021, Cadd Research Inc represented by Henry Reed. Carol Hill and Thomas Hill are owners. Site is currently a day care facility and Petitioner wants to obtain a special use variance, rectify problems and bring this operation into compliance. Clint Fultz is chairperson. Petitioner has made minimal changes to the property and offers some commitments. Enrollment would not exceed 35 children and day care service would be provided from 6:30 am to 6:00 pm. Petitioner is working on "sanitary problems" related to septic system, which was designed for a single family home. DMD Staff views this as a commercial intrusion into a residential community. Staff Opposes. A "child care home" would be permitted with a maximum of 15 children. The neighbor to the south expressed serious concerns about property value and the impact on septic systems and well water used in the area. Operator does not plan to live at the home, so this is very much a full blown commercial day care facility in a residential neighborhood. Further discussion about the commitments took place including the definition of "other services" to be provided at the facility. Petitioner agreed to be open no more than one Saturday per month. Concerns about the existing swimming pool were also raised. Petitioner wants to be a "registered day-care ministry." Requested variance would stay with the owner. A suggestion was made to ask for a continuance in this matter and Petitioner agreed to a continuance and no vote was taken.

That concluded the night's business and the meeting was then duly adjourned.