

**PIKE TOWNSHIP RESIDENTS' ASSOCIATION
MINUTES OF SEPTEMBER 10, 2003 BOARD MEETING**

The Pike Township Residents' Association (PTRA) held its regular monthly meeting at 7:00 p.m. on September 10, 2003 at the Pike Government Center.

Approval of Board Minutes – August 2003 Board minutes approved.

Treasurer's Report – no bank statement received yet so nothing new to report.

The issue of ex-officio PTRA board member status for Pike Twp. Board was tabled for discussion at a later time.

Announcements – Cadd Research day care proposal was denied downtown. Kite development project at 86th & 465 was approved by hearing examiner. The Eagle Creek Shops proposal at 56th & High School Rd. was also approved. PTRA's position was instrumental in these final outcomes. BP Amoco's sign variance request at 86th & Michigan was also approved. A preliminary meeting was held regarding the proposed medical facility at 71st & Marsh Rd. Very strong opposition was expressed.

Announcements by Tammara Tracy (Pike Twp. Administrator): Tammara discussed a town hall meeting to be put on by Crooked Creek Plus on October 14 that will include a Mayoral candidate debate. Flood debris can be dropped off at N.W. Way Park for pick-up by city until September 25. Input is being sought by the city on billboard pollution and a special meeting may be held on this topic. The long-awaited 56th Street improvements are scheduled to start in December, 2003 – including the recreational path to provide improved bike and pedestrian access to Eagle Creek Park. Michigan Road from 42nd Street to Cold Springs Rd. is also slated for widening.

Clint Fultz discussed briefly a re-zoning in New Augusta from C-7 to D-3, 7125 New Augusta Rd – 2003-ZON-124. Proposal will be subject to intense scrutiny from historical preservationists in New Augusta, so need for further grilling by PTRA is doubtful. Roy Zenor announced that Eagle Creek nursery will provide the labor to install landscaping with \$15,000 donation to be provided to Pike Twp. by Kite Development in connection with its project at 86th & 465.

Liquor permits – Ray Dillon discussed a few liquor permit applications, including one for "Babes West" and Jeanette Robertson updated us on the Gas Station liquor permit controversies. On Sept. 18 the State liquor board will hear the cases involving BP Amoco at 71st & Woodland and 56th & Georgetown. The hearing will be held in room E114 in the Indiana Gov't Ctr. South. Strong attendance by neighbors and community could make the difference. Some concern was expressed last month about ALDI's permit request due to close proximity to residential area. It is, however, far enough away from residential area to qualify for a permit.

PTRA held a moment of silence for Indiana Governor Frank O'Bannon who passed away recently and suddenly after many decades of public service.

LAND USE AGENDA

5201 W. 59th Street, 2003-APP-086. Portrait Homes requests a modification of commitments from 2001-ZON-064. Presenter was Mary Soloda. Petitioner wants to build condos on the former New Augusta Nursery property. Additional discussions have taken place since August and certain new enhancements, commitments and proposals were presented. Petitioner committed to enhanced treatment of rear of buildings along 59th Street with a brick wainscot on backside and mounding and landscaping along 59th Street. Also, all windows, including sliding door windows, will have grids throughout the entire development (not just along 59th Street). Petitioner committed to a detailed landscaping plan providing "hundreds of trees." HOA will be responsible for maintaining landscaping including the replacement of dead trees/shrubs. During the discussions on this development, issues have been raised regarding the appearance of Portrait's development at 52nd & Georgetown Rd. Portrait promised to PTRA to "spruce up" that development with approximately \$14,000 worth of additional landscaping, especially to break up the monotonous "wall of vinyl" appearance in the rear yards. The 59th Street neighbors, including those represented by Mr. Silver, have reached an agreement based on the enhanced commitments and landscaping and now support the development. A motion was made and duly seconded to support the development with the enhanced commitments discussed including the landscaping and site plan dated September 8, 2003. The motion carried on an 11 to 6 vote. PTRA supports.

4343 W. 62nd Street – 2003-ZON-833 & 2003-VAR-833. Wal-Mart wants to re-zone the property to permit a grocery store and pharmacy only.¹ According to Petitioner, this site is rather small and difficult to develop, and this explains why it has not been developed industrial to date. Building a commercial development in this light industrial area has been a controversy in the past when a convenience store was proposed, so Petitioner offered that the site would revert back to I-2-S industrial zoning if not developed by Wal-Mart or if the grocery development shuts down for more than 12 months. Wal-Mart also commits to no gasoline service, wider than usual parking spaces, no overnight truck parking, no outdoor display except for small seasonal displays and no cell towers. Serious concerns were raised about trucks from neighboring industrial sites parking at the lot. A lot of dissatisfaction was expressed about Wal-Mart's performance as a neighbor at 86th Street and Michigan road. For example, Wal-Mart was supposed to not permit trucks loitering in the parking lot at that site but trucks are always there. Many other complaints lodged about the cluttered nature of Wal-Mart's existing site and its general unresponsiveness to neighbors' concerns. Some inquired why Wal-Mart does not want to develop the 56th and Georgetown site, south of Marsh, which seems like a more logical location for a grocery store. The proposed site is adjacent to an historic cemetery owned by Salem Church. They oppose the development. President Blair stated the Board should consider the loss of I-2-S land in this case. DMD Staff recommends denial due to Comp plan; it believes this is not a good fit with the existing industrial development. The

¹ Mr. Clint Fultz abstained from the discussions and voting on the Wal-Mart grocery store proposal.

PTRA sub-committee has met and also expressed serious concerns about this location. A motion to oppose was made, duly seconded and passed with all but one vote. PTRA opposes.

8219 Northwest Blvd., 2003-UV3-029. Ricaren Inc. requests a variance to provide for a 12,400 sq ft. delicatessen and bakery with a retail sales counter. Brian Tuohy presented. Petitioner is actually Crawford's Bakery & Deli, and it currently has a store at 16th & N. Capitol near Methodist Hospital. They desire a commercial bakery to meet growing demand and propose to also have a retail counter at this site mainly to serve the N.W. Business park community. Neighboring businesses in the park have expressed support. About 25 persons would be employed. There would be no frying of food. I-3 zoning needed for bakery use and I-2 is the current zoning. A motion to Support was made, duly seconded and passed unanimously. PTRA supports.

The September 2003 Board meeting was then duly adjourned.