

**PIKE TOWNSHIP RESIDENTS' ASSOCIATION  
MINUTES OF FEBRUARY 11, 2004 BOARD MEETING**

The Pike Township Residents' Association (PTRA) held its regular monthly meeting at 7:00 p.m. on February 11, 2004 at the Pike Government Center.

Board meeting minutes for December 2003 and January 2004 were approved by the Board.

No Treasurers' Report this month.

**Announcements:** Susan Blair went to Vancouver to study that city's mass transit system. She will next go to St. Louis to see its system. Vancouver has a mono rail system and rapid buses. A meeting will be held in Zionsville regarding a regional mass transit plan for Indianapolis. More information can be obtained at [indygov.org/indympo/directions](http://indygov.org/indympo/directions), or at 317-327-8601.

A gentleman from C-4 shared good news with us that a long fought battle with a fire works vendor was appealed all the way into the Courts, and the Courts reversed the BZA, saying the BZA had disregarded the required five (5) findings of fact.

The Sports Zone's petition was approved with commitments. Petitioner did eventually agree to commitments. Mann's 86<sup>th</sup> & Lafayette Rd. proposal was approved.

The 6900 Michigan Rd. gas station proposal is not gathering much support and will be continued.

Liquor Permits – Ray Dillon reported on a few fairly routine permit applications.

**LAND USE**

56<sup>th</sup> & Lafayette Rd. – Starbucks and Charter One Bank will go in at the corner. Starbucks wants its own sign now, so the debate will now turn to interpreting the sign commitments. Mary Soloda wants to know if we want to hear the sign request. A motion was made, duly seconded and unanimously approved to NOT support Starbucks special sign proposal.

3402 W. 79<sup>th</sup> Street – cell tower already exists at this location but it now needs a variance to add cabinets. Clint Fultz believes it is non-controversial and PTRA does not really need to hear it.

7101 Purdy Street – Petition to vacate part of right of way. Phil Brojan will investigate and contact New Augusta Village Association.

Eagle Creek Shops decided not to appear tonight.

4601 W. 71<sup>st</sup> Street – Malless Automotive plans to move down the street and build a new shop near Reggie’s Deli. This case will be sent to a sub-committee.

3901 Guion Rd., 3350 W 38<sup>th</sup> St. & 3802 Kessler Blvd. Elizabeth Williams presented regarding this “unique property” near the large parallel stretch of 38<sup>th</sup> Street & I-65. She indicated that the property straddles Pike and Washington Twps. and Petitioner has met with Northern Estates, C-4 and now PTR. Project would be all single family homes at 4.68 units per acre. Petitioner proposes “carriage homes” and “village homes.” The carriage homes would harken back to earlier times of urban development with alleys and garages in back to create a more visually pleasing appearance. Many trees will be preserved including a 30 foot tree preservation zone near Lincoln Rd. One lane would be added to 39<sup>th</sup> Street to improve traffic at Kessler Blvd intersection. Many commitments were offered, including landscape packages, tree plantings of 3 inch calipers along the streets, no sale for purpose of rental, and no rentals for more than six months without HOA approval. Twenty-two models will be available ranging from 1,000 s.f. to 2,343 s.f. Buyers expected to be folks interested in “active life-style” including many singles working downtown. Petitioner states a similar and successful development was built in Columbus, Ohio.

Various questions were asked about brick, lighting, shutters etc. Pike fire wants a commitment to no parking in the alleys. M/I Homes will construct. Traditional neighborhood style street lighting will be installed. Prices are expected to range from 120s to over 200k. Traffic Circles will be landscaped. Susan Blair anticipates DMD Staff will support. For the village homes petitioner offered a new commitment for at least 50% brick on the first floor frontage. Petitioner also offered to build a sidewalk to Guion if the City requests it. A motion to Support with all commitments was made and duly second but failed.<sup>1</sup>

3740 W. 62<sup>nd</sup> Street, Church of Jesus. Presenters were Mr. Don Heckwine and an associate. They work for the company that proposes to build the Church. Chairperson is Clint Fultz. Petitioner proposes to build a long, narrow and deep Church building on a narrow and deep lot along 62<sup>nd</sup> Street. Property is currently zoned residential, and Petitioner seeks a special exception to permit the Church to be built. Petitioner was willing to commit to a privacy fence, no out buildings and essentially the same commitments as were negotiated for the Church being developed at 71<sup>st</sup> and Hollingsworth Rd.

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<sup>1</sup> Mr. Clint Fultz abstained from participation in this case.

The proposed Church would be built between two existing residences along 62<sup>nd</sup> Street. One of the neighbors attended, and he was very concerned about how the Church would impact his home and property. Petitioner indicated that the driveway for the Church would be only a few feet from the neighbors' lot and a very short distance from the neighbors' house. The privacy fence was offered to ease these concerns, but the neighbor remained very concerned and indicated he bought his home with the understanding that only another home could be built on the proposed site or perhaps the site may not be suitable for development at all. The neighbor asked if there would be much loud noise caused by cars and people coming and going along his property, to which Petitioner responded: "how do you define loud." The sarcasm grew. Another question prompted the response: "I'm building a 2 million dollar house here" apparently to indicate that the case should be a "no-brainer" despite the very close proximity to existing Pike residences.

This was PTRAs first discussion of the proposal. Neither the pastor nor any members of the Church were present to participate. Given the neighboring resident's concern, President Blair suggested it may be better to spend more time discussing issues with Petitioner and then take a position on the proposal at the next PTRAs meeting. When asked if they would be willing to return next month, Petitioner's representatives stated NO emphatically and indicated no interest in further participation or discussions with the PTRAs. Given Petitioner's unwillingness to participate in the PTRAs sub-committee review process, a motion was made, duly seconded and passed unanimously to NOT SUPPORT the Petition. PTRAs does not support.

7237 Noel Rd. – Lake Side sub division. DMD Staff recommends denial. Lake Side community is strongly opposed due to increased density from the proposal. PTRAs committee is also opposed due to density and precedent. A motion to OPPOSE was made, duly seconded and unanimously approved.<sup>2</sup>

6565 Coffman Rd. – The City had indicated petitioner might not need this variance but it now says Petitioner does need the variance. There will be no advertising for auto service. Petitioner says it just wants to get legal and maintain *status quo* at this site, which is used to prepare late model used cars for retail sale and also to restore vintage automobiles. Petitioner is willing to install screening on fence where cars are stored outside. Petitioner also agrees to no outside or on-site advertising and that operations will be maintained substantially as they are today. There will also be no outside storage other than parking. A motion was then made to Support with all the discussed commitments. The motion was duly seconded and passed unanimously.

7625 North Michigan Road. – This property is located near the Elson's mower shop. Property is currently zoned for a landscaping business according to Petitioner. The existing structures would be torn down and a new building built to accommodate a variety of small business uses including welding shops, sign contractors, home improvement contractors, landscaping contractor and other similar uses. No outside storage except for mulch and live trees would be permitted. Outside storage would not

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<sup>2</sup> Daniel and Jeanette Robertson abstained.

expand above current level of existing landscaping business. No pole sign would be permitted and each office would have no more than a ten square foot sign. A concern was expressed about “pest control” as a possible use. A brick façade was also requested by the Board. Petitioner agreed to drop pest control from his list of uses and to do a full brick façade. Also committed to no cell towers, billboards, or adult entertainment. Contractor vehicles will be parked only in the rear during non-business hours and no construction equipment will be permitted to park in the front. A motion to Support with all of the commitments was made, duly seconded and unanimously approved.

Shortly thereafter, the meeting was duly adjourned.