

PIKE TOWNSHIP RESIDENTS' ASSOCIATION
MINUTES OF MARCH 10, 2004 BOARD MEETING
DRAFT

The Pike Township Residents' Association (PTRA) held its regular monthly meeting at 7:00 p.m. on March 10, 2004 at the Pike Government Center.

Board meeting minutes for February 2004 were not yet available for approval by the Board.

Election of Board Members and Officers. Katherine Ritchie introduced herself briefly and expressed a serious interest in serving on the PTRA Board. A slate of several persons, (list of names) was nominated to serve on the PTRA Board. The nomination was duly seconded and unanimously approved. All of PTRA's existing Officers indicated they wanted to serve another year in their Officer positions, with one exception. Ty Bolinger indicated he did not wish to serve another year as PTRA Secretary but will continue to serve in that role through May, 2004. A nomination was made and duly seconded to elect the remaining officers to a new one year term. This was unanimously approved.

Announcements. The Malless Automotive case will not be heard this month. Susan Blair got to attend a tour of the St. Lois mass transit system, which among other things used existing freight rail lines to jump start a commuter rail system. Tammara Tracy indicated a Community Clean-up and Beautification Committee has been formed for Pike. Also, a meeting at Pike High School about parks will take place on March 22, 2004. The Home Fair is coming up at Marion County fairgrounds March 19 to March 22. Tammara also reminded everyone of the ability to apply for grant monies including monies potentially available to fix up troubled detention ponds. Crooked Creek Northwest CDC is a new umbrella organization and partner with St. Vincent's hospital. They are seeking a board member from Pike to serve on their Board to represent Pike. See Tammara for more details on any of these items.

Liquor Permits. Ray Dillon reported on several liquor permit requests, which appeared to be routine.

Land Use Items

President Blair explained that PTRA-sub-committee recommendations are advisory in nature and not binding on the full Board when it ultimately takes a position on a particular case.

3901 Guion Rd, 2003-ZON-148, Bay Development Corp. Several meetings and developments have taken place since PTRA took its position to Oppose this petition. Committee chair-person Sheila Seleman proposed that we re-open and re-consider our position in this case. A motion to that effect was made, duly seconded and approved.

Many neighbors were in attendance, so Susan Blair briefly explained the PTRAs process and the City Government's process, which ultimately controls. Elizabeth Williams presented on behalf of Petitioner. She characterized this as "an urban site" and Petitioner proposes a more traditional style development, with alley ways and garages in the rear of homes, similar to older, urban areas and similar to a successful development done in a similar location in Columbus, Ohio. Thirty-three (33) commitments are now offered – up from nine (9) originally. Many questions and much discussion – focusing mainly on the impacts on traffic and the Northern Estates neighborhood to the North of this site. Mr. Gregory Silver is representing Northern Estates, which is currently polling its neighbors for support or opposition. Very serious concerns exist about tree preservation and density. Petitioner counters that this will be a very high quality development that will attract mostly young professionals working downtown and put very little pressure on the school system. DMD Staff is recommending approval subject to a tree preservation plan approved by the Administrator and two (2) other minor commitments. Tammara explained Staff's position that this location, right next to many lanes of high speed traffic (38th Street and I-65), justifies a somewhat higher density project. The neighbors indicated a desire for more time, but Petitioner did not wish to further delay the case. A motion was made and duly seconded to Support with the commitments presented. The motion carried on an 11 to 7 vote.¹ PTRAs Supports with commitments.

3470 W. 62nd Street, 2003-SE3-007, Church of Jesus. PTRAs last month decided to Oppose this Petition. However, the local pastor came to the PTRAs meeting and a motion was made and duly seconded to re-hear and re-consider PTRAs position on this case. This motion passed with all but one vote. Pastor Hunt graciously expressed regret about the tenor of the presentation made by representatives from the construction company building the Church, and he expressed the congregation's desire to work with the community and be a good neighbor. The Church is seeking a special exception to permit the Church on this property, which is currently zoned residential. The Church agreed to not have Basketball courts in addition to various other commitments already offered. The residential neighbors living on both sides of the proposed lot appeared and indicated a lot of concern about being so close to a non-residential development, even a Church, with the traffic it generates. One neighbor already has one church on his other property line, and he said he does not want his home sandwiched in between two churches. The impact of the Church on these very nearby homes seems to be the principal issue. It was agreed to continue the case to allow time for a sub-committee to study and discuss the issues involved. No vote taken tonight.

Shortly thereafter, the meeting was duly adjourned.

¹ PTRAs Board member Mr. Clint Fultz abstained from participating in this case, including the vote.