

**PIKE TOWNSHIP RESIDENTS' ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
APRIL 14, 2004**

The Pike Township Residents' Association held its regular monthly meeting on April 14, 2004 at the Pike Government Center.

Susan Blair shared that she had attended a meeting about Judge Stoner's adult probation program, which is a response to over-crowded jails. The program puts offenders in community service programs in lieu of jail.

The sad news that Tammara Tracy would no longer be Pike Twp. Administrator was also announced. Rounds of applause were given in appreciation of her efforts.

Announcements were made about the results of recent cases and hearings downtown. The 38th & Guion Rd. Bay Development case was approved but it might get called up in front of City-County Council. Northern Estates was overwhelmingly opposed. The proposed gas station at 6900 Michigan Rd. has run into serious obstacles related to sewer or septic connections.

Liquor Permits: Ray Dillon reported on several fairly routine liquor permit requests, with the Sports Bar/Restaurant "Out of Bounds" being one of them due to an ownership change. Clint Fultz suggested informing the new owner about existing restrictions related to the very close proximity of residences.

Land Use Items

5256 & 5274 Lafayette Rd., 2003-ZON-189. Proposes C-1 zoning for 1 house and 2 lots. Petitioner has modified from C-5 to C-1. Petitioner said he would commit to no day care. Clint suggested this may be a step forward for the Lafayette corridor in this area. DMD Staff recommends approval since this is consistent with comp plan. A motion to support the C-1 proposal, with no day care, was made, duly seconded and approved.

3470 W. 62nd St, 2003-SE3-007, Church of Jesus. Petitioner indicated it cannot attend due to an emergency. Clint moved that PTRAs seek continuance for cause and if we do not get the continuance, then PTRAs' position would be to oppose the development. The motion was duly seconded and unanimously approved.

56th & High School Rd. – Eagle Creek Shoppes. The land is already zoned PK-2, and Petitioner has returned for approval of detailed site plan. Many questions about curb cuts, brick versus block or split-face block construction etc. The proposed sign was strongly objected to, and Tammara reminded Petitioner that everything about the site plan was subject to approval under the PK-2 provisions. A hearing will be held on April 29, 2004, and Susan proposed a sub-committee to

continue working with Petitioner. Petitioner agreed to continuance to accommodate further work with PTRAs.

4601 W. 71st - 2004-ZON-002, Malless Automotive. Bob Clutter presented for Petitioner who seeks to re-zone I-2-S land to C-S. Property abuts some residences. Much landscaping and many commitments are proposed. Hours will be restricted with no Sunday operation at all. No cell towers or billboards, and cars will be moved to back fenced in area at night. A neighbor spoke out against the development and asked that a different type of development be pursued given the close proximity to residences. It was pointed out that the residences were built after this land had been zoned to I-2-S and that a more intensive and objectionable use could be permitted under the current zoning. DMD Staff recommends denial because it wants to see industrial development since this area has been planned for industrial development. There was a Motion to Oppose that was duly seconded and failed. Then there was a Motion to Support with all commitments, including those newly offered tonight. The Motion was duly seconded and approved by majority vote.¹

3636 Woodview Trace, 3850 DePauw Blvd.- 2004-ZON-807, 2004-VAC-807. Petitioner wants to add an indoor water park for guests to the existing Holiday Inn at Michigan Rd. and I-465. This is not close to any residential development. After the presentation, a motion to support was made, duly seconded, and unanimously approved.

8775 Zionsville Rd., 2004-DV1-015, 2004-SE1-003. Petitioner wants to put a new solid waste disposal, storage, and transfer operation at this site, which is right across from an existing, nice and large child care center and a new multi-million dollar retail center that will have Galyan's/Dick's as one of its anchors. Petitioner tried to argue that this is really not a bad use and everything will be safe and look OK. Kite (developing new shopping center) expressed adamant opposition, and so did the Day Care center. Don Bryson read a letter from several nearby property owners who were all strongly opposed to this development. A motion to oppose was made, duly seconded and unanimously approved.

7625 Michigan Rd. – 2003-ZON-850, 2003-VAR-850. We have already heard this case once, but Staff has informed us that set backs are not consistent with the requested zoning. Petitioner has been requested by Staff to change the setbacks to permit a wider passage for the driveway at the north. No changes are proposed to other commitments. There was some discussion and confusion about the setbacks, which was eventually cleared up. A motion to Support was then made, duly seconded and passed by a majority vote.

Shortly thereafter the meeting was duly adjourned.

¹ Remo Mezzetta participated in the debate about the Malless project, but abstained at the last minute from voting on the proposal.

