

Pike Township Residents Association
Meeting Minutes 11/10/04

The meeting was called to order at 7:17 pm by Susan Blair.

Quorum verified

Board Minutes for months of Feb., April, June, July, Aug., Sept, Oct., 2004 - postponed until December's meeting

Treasurer's Report – \$646.65 ending balance (\$800 check written to Tyler Fultz to put past minutes on CDs.)

Announcements

Presentation from the American Legion

Guest speaker, Wade Joseph Habshey, Jr. – during the presentation, they discussed various programs the American Legion posts provide to the veterans and the community. They pointed out that an American Legion Post is not necessarily a building but an organization that provides services. Susan suggested that we put a link to the new American Legion Post on our website.

New Business #4 on our agenda (2004-UV3-048, 3923-4007 N. High School Rd.) was being continued by staff due to insufficient notice being mailed. Will not be heard this evening.

The YWCA property on Guion Rd is not ready to move forward as no site plan has been filed yet.

No meeting invitations

Susan's foot surgery is Dec. 6th so she will be out of commission for a while.

Karen Terrell, PT Administrator, pointed out that the maps on the wall can be updated at any time and small maps will be available soon.

Calvin Landscaping is going to committee. Hearing continued by PTRRA until 12/7

Committee meeting regarding the former New Augusta Nursery property at the Flanner & Buchanon Family Rd – Monday, 7pm.

According to Karen T – the pub at 4202 W. 56th St is in compliance with gaming codes. During the last 90 days there were 21 runs to the pub, but nothing reportable came from those police runs.

Liquor Permits: 11/15 hearing for BWL And Sun Sales at Zambies 4010 N. High School
BWL & Sun Sales at 3516 ??

BW at Dells Market 4281 N High School Rd
12/6 Hearing dates for Party Down Liquors BW & L 5505 W. 86
Krogers @ 2550 Lake Circle B, W & L

Land Use Preliminary Proposals – Not Filed

Apparently Pittman Partners are not interested in a battle at 79th & Marsh Rd. vicinity. They typically develop in Carmel/Zionsville. Our guidance is to keep it the same or better as Chestnut Hills (\$200,000 +/-) Density 0-1.75 per acre is current zoning. They want higher. 14 Acres plus 4 acres from Church property. They are not going forward, the property is still on the Market. The asking price for the property is 1.5 Mil.

Update - Land Use Old Business

BP @ 86th and NorthwestWay approved downtown.
71st & Georgetown going to be a bank and fast food restaurant, can't release more info.

2004-APP-126 – Calvin Landscaping (8620 W 82nd) Hearing date continued by PTR.A.
More later in minutes

New Business –

2004-APP-126 (4857 W 56th St) Formerly the Sunshine Café now Lincoln Square requests a modification to 1983 commitment (21 years ago). They would like to terminate commitment #25, which will still leave them meeting all current zoning ordinances. This is unique because originally they had a permit, but later discovered that there was a commitment against a billboard sign. The permit was suspended. The area has changed drastically, it was agricultural now it is commercial. Sheila stated that she thought the area was developing nicely without the signs. Clint moved to oppose the modification of the 1983 commitment. It was seconded and the motion carried. Bob will remonstrate downtown tomorrow.

2004-UV2-048 (8198 Georgetown Rd) Presenter Gene Valanzano for Browning Investments. They request a variance of use in order to Assemble race cars and race car machinery. They are proposing a 80,000 sq ft building with an additional 22-23,000 more later and possibly 2 more smaller buildings. Currently zoned I-2. I-1-s allowed race car assembly before 1966 when zonings changed. Now the first place we find car assembly is I-3. Browning's tenant expects to assemble 2-6 cars per year per team.

Loading docks will face IPL's property (away from Georgetown), Landscaping to buffer homes across the street. Commitment to limit machinery to specialty components to Race Industry. Commitment no cell tower, no billboards or off premise advertising signs. Commit to one story building with mezzanine office. Browning Investments to own property. Commit to other buildings having masonry on front of building. The lighting should be in previous commitments. Consider lighting away from homes.

An email from the planner notes that staff recommends denial because homes are across street and will have noise complaints.

Motion made to support with commitments, seconded and carried.

2004-ZON-141 9350 Michigan Rd, 9339 Waldemar Rd, 4020-4048 W 94th St.
Requests rezoning of about 8.5 acres from D-2, C-2, and C-6 to all be C-6.
Maple & Main Redevelopment are proposing tearing down the Dollar Inn and replacing it with a high end extended stay Hotel and sit down restaurant or two. C-6 allows for interstate related uses such as gas stations & convenience stores. Staff is recommending approval and asks for an integrated sign. The Room rates proposed will be in excess of \$100/night. Clint suggested a variance instead of rezoning so that the zoning would revert if existing houses do not come down during 2005 and improvements not made in 2005. They did not agree. We asked for Commitments regarding no cell tower, no billboards or off-premise advertising signs. They agreed.

Clint made a motion to support with commitments, it was seconded and carried.

2004-APP-126 – Calvin Landscaping (8620 W 82nd) Revisited during meeting. Clint proposed that we not burden a committee with making the decision to support/not support for the board on such a controversial issue and that instead we oppose unless it is continued and presented next month. Motion made, seconded and carried.

Meeting adjourned 10:10pm