

Pike Township Residents Association  
Meeting Minutes 4/13/05

The meeting was called to order at 7:14 pm by Susan Blair.

Quorum verified

Susan went over our purpose and reminded folks to sign in at the back. Karen Terrell, Pike Township Administrator was introduced.

Susan covered the new policy on timing. The petitioner would be given 15 minutes to make their presentation, the Residents would be given 15 minutes to ask questions and make statements, and then the PTRA Board Members would ask questions.

- I. Minutes for March were tabled until May board meeting.
- II. Treasure's Report – not available. It is tax time of year for Fran.
- III. Announcements:
  - A. Mayor's Community Service Award recommendations due 6/15.
  - B. Invitation to Minority Health Luncheon, subject Obesity, Lose Weight, Gain Life. April 21, 11:30am – 1:30p, registration opens at 10am.
  - C. School Board Meeting, April 14, 7pm in the Administration Office. The property at 86<sup>th</sup> and Moore may have already been sold.
  - D. Old Cases – 3/16 Davis Proposal denied by vote of 5-1 of the MD Commissioners, due to strategy committee members - Ray, Jeannette, Pat, Sheila, Ed, Bob, Susan. PTRA had support of City-County Councilors Randolph, Bowes, McWhirter and Mansfield; Councilors Randolph and Bowes testified at hearing; McWhirter wrote a letter. Mansfield had planned on attending, but had a family emergency, called and left message with support. This was the high density starter homes at 59<sup>th</sup> & Georgetown. This was a good win for PTRA.
  - E. 3/21 Liquor Board Hearing, Jeannette wrote a letter regarding the Beer & Wine application for 7-11 at 56<sup>th</sup> and Lafayette Rd. Susan presented at the hearing. Judy Aikman, Eagle Creek Advisory Board, and Ray Cox, President of Package Liquor Retailer Association, helpful in that defeat.
  - F. Hendricks' County Case – unbeknownst to the Board, Susan assisted with remonstrance on a high-density single-family home case in Hendricks County. Petitioner was Lewis; proposal for 723 homes on 195 acres west of 86<sup>th</sup> & Lafayette. The main objections were they do not have sewers; developer proposed constructing a small waste-water treatment plant to be monitored and maintained by the HOA. Problems with small waste-water treatment plants – they normally are not monitored and maintained properly. The waste water would flow to School Branch Creek and

ultimately flow to Eagle Creek Reservoir. Another concern was the extra traffic it would generate along 86<sup>th</sup> St. into Marion Co. It was determined that our elected officials needed to assist due to county lines. City-County Councilor Ike Randolph and State Representative Phil Hinkle were instrumental with assistance. The proposal was defeated by a vote of 2-1 by the Hendricks County Commissioners. The developer can come back in 180 days.

- G. Karen Terrell let residents know how they could get on her email newsletter. She announced the INRC (Indianapolis Neighborhood Resource Center) had free classes covering a variety of topics such as, sharing neighborhood stories, how to pool community resources, asset based community development, Keep Indianapolis Beautiful clean ups.
  - H. Karen also mentioned Operation My Town. This is a program that uses block captains to help keep the litter cleaned up. Then DPW monitors and scores the neighborhoods. Scores averaging 1 or 2 will receive 10 flats of flowers.
  - I. Jeannette reported on MCANA (Marion County Alliance of Neighborhood Association). Meeting, Saturday, April 16, the presentation will cover data analyzed of the Metropolitan Development Commission. North United Methodist Church, 38<sup>th</sup> & Meridian, 9-11am.
  - J. MCANA wants to know the neighborhoods opinions on Indianapolis Works. It also wants a moratorium on EVMS until a sign policy is in place. For more information contact Jeannette at Jeannette @PTRA.net
  - K. There has been some discussion on the Comprehensive Plan's Advisory Committee for Warren Township to the MDC. Some commissioners do not want Norman Pace on that committee. President Sylvia Trotter (MDC) said they should see what the neighborhoods want. Don Bryson moved to support Norman Pace. Norm has argued zoning cases in Warren and has been very effective. He helped us on our EVMS cases and is involved and participates. Motion seconded and carried. Susan will draft a letter of support.
  - L. Letter to the PTRA Board from Mike Griffen.
  - M. Lastly, we received some money for a membership last month and do not have a name to go with it.
  - N. Susan recognized Councilor Bowes in attendance. He requests time on the floor to garner support of the Smoke Free Air Ordinance, which he is co-sponsor of.
- IV. Liquor Permits – see attached list
- A. Jeannette has three separate petitions against new licenses.

V. New Business

- A. 2005-UV2-007, 7820 Michigan Rd. David Kingen proposed an upscale nightclub with a Latino flavor. Requests a variance of use to allow for nightclub (not permitted) in C-3 zoning. There will be a cover charge and dress code similar to Lulu's (Clearwater Crossing area). They have met with Crooked Creek Community Council (C4) and have come up with 12 commitments. Hearing continued to 5/10.

Neighbors question as to whether there will be food? Neighbors voice concern with racial conflict with Memories which draws an African American crowd. Concerns regarding too many liquor permits in one shopping center. Parking concerns – Memories and Just Wingin' It already fills the lot on Friday and Saturday nights.

Don Bryson voiced concerns that there would be sound problems similar to 56<sup>th</sup> & Georgetown. Clint moves PTRA oppose. Pat Seconds, Motion carried unanimously. Susan will contact C-4 on our position.

- B. 2005-UV1-007, 5181 N. High School Rd., Chrysalis Academy of Life & Learning, Joe Calderon, Attorney, and Joyce Duvall presenting. Requesting a variance of use. They are proposing a residential/education facility for young males ages 17-22. About 4000 sq. ft. Historically the site has been used as a group home as recently as January 05 and repeatedly in the past.

Chrysalis is not a group home and not a homeless shelter, but a 6 month voluntary program to transition kids coming out of foster care, aging out of domestic violence shelters, or young veterans coming out of the service. Not kids with behavior problems, the kids can't be felons or substance abusers. 8-12 kids, no vehicles, 24 hour supervision. PTRA continued already.

Jeff Bellamy, Attorney for the residents of Eagles Knoll, does not support use. These are men not kids, non-felons can be pretty horrible too, criminal mischief, battery, etc. Cannot overcome findings of fact 3 & 4 to warrant a variance; physical property can be developed to dwelling district standards – there is no evidence that this property has been marketed as a residence and failed. There is not an Unusual or Unnecessary hardship to develop to current zoning standards. No evidence that this is the best use for this site.

Paul questioned about parking for residential guests. Sheila moves PTRA oppose the petition and support the neighbors concerns. Comments and discussion followed that we should have a committee meeting with petitioners before taking a position. After discussion, Sheila remained with her motion. Seconded and the motion carries with a hand count of 10 to 7.

- C. 2005-DV2-017, 8219 Northwest Blvd. Greg Ewing requests a variance of development standards. They want to sell the buildings separately and need to put in a lot line between the buildings creating 2 parcels of 10 acres each. This affects the permanent easement along north side of building. Don moves we support, motion seconded and carried unanimously.

- D. 2005-PLT-814, 7102 Marsh Rd – Townhomes, Elizabeth Williams presenting. Elizabeth said they had previously committed to coming back to PTRA with plat plans. The townhomes are platted into 16 buildings which require a zoning variance of development standard because they are 39 ft in height instead of 35 ft. Everything else is as previously promised. Bob moves to support both the plat plans and the zoning variance of development; the motion is seconded and carries.

Meeting Adjourned