

Pike Township Residents Association

Meeting Minutes 5/11/05

Susan Blair called the meeting to order at 7:12 pm.

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 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 accepted. The minutes from April were amended to change the renewal of Romano's Macaroni Grill to a new petition under liquor permits. Then the minutes were accepted.

II. Treasure's Report – Fran

\$915.04 previous ending balance

\$250.00 deposit

Decent amount of renewals not yet deposited, estimated \$1500 new balance

A motion was made and seconded to approve the web site annual fees. Motion carried.

III. Announcements:

A. C-4 is participating in a fundraiser to purchase the former Masonic Lodge on Michigan Rd.

B. At Ike Randolph's town meeting the PTRA board nominated Susan as Pike Woman Volunteer of the year and she was awarded a plaque.

C. Spring clean up for Pike is May 14th. Meet at the new Pike Fire station from 7am-11. Call Susan Pingel (291-5801) for information.

D. 7820 N. Michigan case is postponed.

E. Mike Peoni proposal includes changes in dwelling district ordinance to authorize police as zoning enforcement. Also recommends that RVs be parked inside

garages or on a hard surface along side or behind house. It also clarifies some other definitions. Councilor Randolph has some concerns. This proposal already had one hearing on 5/4. The MDC Commission continued it.

- F. We received a call from Mary Soloda regarding the Davis proposal on 59th Street. They want to do townhomes or patio homes. A new product, 90 units in 45 buildings. She said it would need a D-12 zoning, the only one that allows for duplexes. She could go with a D-P (a suggestion from the floor). The price point was not discussed. The Board would be in favor of town homes, but not D-12. The site has never been engineered. Susan will inform Ms. Soloda of the board's position – D-P zoning might be supported, but D-12 would not be.
- G. Susan attended the hearing on Augusta Christian Church for a sign variance. The church did remove their request for an EVM component; continued to need the variance due to the increase of one-foot over their existing sign. Susan did not object or remonstrate at the hearing.
- H. 5181 N. High School Rd – Crystalis Academy of Learning was continued for cause by BZA I per PTRAs request. Now scheduled for hearing 6-8. PTRAs requested continuance because petitioner's counsel had not provided PTRAs with the Plan of Operation or Business Plan. As remonstrator of record, those documents should have been provided prior to the hearing.
- I. 8219 NW Blvd was approved. This was to split a parcel that has two buildings on it.
- J. 7201 Marsh Rd wanted a height variance and it was approved.
- K. At a C-4 meeting Kerry Manders asked for PTRAs support in fighting renewal of a liquor permit for Club Liquid at 71st & Michigan. There have been stabbings, and a variety of other violations. Susan will find out if it is being heard on 5/16 (Monday) Susan can't go.
- L. Homeowner Associations should be listed with city. The registration forms are on the back table. Both city personnel and others use these for mailing legal notices and other general information. It is recommended that you use boundaries bigger than actual to receive more info.
- M. Jeannette reported on MCCANA. This month both MIBOR and BAGI will be speaking. Next month (June 18) INDYGO and the transit task force. MCCANAINDY.org has some zoning board statistics. Very interesting.
- N. The newly formed Traders Point Green Preservation is taking on IPL's tree trimming practices.
- O. Last year the City-County Council reviewed the Comprehensive Plan for Indy and formed an advisory committee. The initial public input meetings were held in 2002; would like a review since it has been a while. The committee is meeting in

2 ½ weeks. If we want to have input as to what goes into the Ropke property we should be involved.

IV. Liquor Permits – see attached list

LaCopa – continued to 5/16

Club Liquid – continued to 5/16

Jeanette reported:

7/11 at 56th & Lafayette is appealing to the State. We need people there to remonstrate when the appeal is heard.

Two shell stations are scheduled 6/6 at 9:30am. We need people there also.

BP Amoco at Woodland is seeking renewal.

The General Assembly asked the State ATC chair to define a grocery store. We believe that the new ATC chair understands the big issue. Susan and Jeannette will meet with the new State Chair.

V. Old Business

2005-UV2-007, 7820 N. Michigan Rd – not ready to move forward

VI. New Business

A. 3821 Industrial Blvd. Filing not received to date. Steve Granner was present for Joe Calderon. They want a special exception for an existing building near 38th and Lafayette. The Karonite Inc. business is currently located at Southeastern & Sherman. They coat products for auto industry. They use a magnesium alloy for powder coating. They coat interior parts. This coating is 30% lighter than aluminum. All the processing will be done inside the building. 2 Trucks a week. Everything ships within 4 days. 10-30 employees. Nothing is considered hazardous. Can legally discharge into current sewer system. Fire Risk discussed. Fumes and ventilation problems? Answer was – don't know.

Notices not yet sent to the neighbors. Jeannette suggested we not take a position until the neighbors have a chance to voice their opinions. Robertson Village is the closest neighborhood. The only special permit they need is for wastewater. Sheila suggested we form a committee. We want to know more about the operation. We would like to hear this again next month.

Committee volunteers include: Don Bryson, Sheila, Ray, Susan, Pat, John and Betsy.

- B. 2005-ZON-059, W. 93rd & 9290 Waldemar Rd. 93 Acres. Gene Valanzano presenting from Browning investments. Currently zoned C-2, I-2, & I-4 want to rezone entire area to C-4 for retail development. They have no tenant signed yet. They are envisioning a superstore, home improvement store, 4 retail spots, 3 mixed (retail, restaurants, entertainment) and 2 restaurants. They will try to keep trees and channel walkways. Lots of pedestrian pathways and green space.

Don Bryson gave them the same list of commitments we have with the Trader's Point development. They responded back that they are comfortable with those commitments with a few exceptions.

Paul has traffic concerns. Has a traffic study been submitted to DPW? Staff also has issues because of the gas line that runs through there. Can citizen's gas (LNG) co-exist? Is there enough sewer capacity in the area? Gene responded that these problems exist whether they develop the area or not. Browning will greatly enhance the area. They will need to bring the streets up to the new codes. We are expecting to have elevations in a month. Answers to questions will be more available next month.

- C. 2005-UV3-011, 4529 W. 96th, Gene Valanzano also presented this one. This property is diagonally across from Mormon's Sod. It is known as the Genuity Building. It has had several variances over the years. Current zoning is I-4. High Tech – spray on truck bed liners. The retail component needs a variance. Pat moves to support, Clint seconded. Motion carried unanimously.

VII – 2 Preliminary Proposals

8150 N. Michigan (Bass Property). Property is surrounded by new residential development. Mr. Bass has his property listed as commercial potential. Initial proposal is for a medical professional building. Susan discouraged the representative, but suggested he attend our meeting. Representative did not attend.

4516 W. 72nd New Augusta – Mr. Mark Patty from the New Augusta Village HOA. The area is platted with several alleys and undeveloped roads. One of the roads was to run north of 72nd St. The property owners were told that the road was vacated. Currently it is not vacated. There is a house that sits on the land that the road would occupy if it were to develop. They are asking that Purdy Road north of 72nd Street be vacated.

Susan explained that we were unable to take a position until a petition is filed. Board members suggested after hearing notices are mailed, if we do not receive opposition, we support the petition.

Meeting Adjourned 9:20pm

