

Pike Township Residents Association  
Meeting Minutes 8/10/2005

Susan Blair called the meeting to order at 7:15 pm.

Quorum verified

Susan went over our purpose and how to find our website. She then reminded folks to sign-in at the back. She identified the things on the back table including PTRAs board member roster. She reviewed how to become a PTRAs member. Karen Terrell, Pike Township Mayor's Neighborhood Liaison, 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 PTRAs Board Members would ask questions.

- 1) Motion to accept July Minutes. Motion seconded and accepted.
- 2) Treasurer's Report – Tabled, Fran not present.
- 3) Announcements:
  - a) We have not heard anything further regarding the large white house property on Marsh Rd.
  - b) 8010 W. 88<sup>th</sup> committee meeting – petition not prepared to file yet. We may meet again and hear it in September.
  - c) 5072 Deer Creek request for variance for fence approved with no HOA opposition.
  - d) Cloud 9 nightclub liquor permit in the former Franks location on 38<sup>th</sup> St has been approved.
  - e) Celebration Fireworks on Michigan Rd – BZA voted to grant variance
  - f) Jeannette reported on MCCANA. Third Saturday of every month from 9-11am at the North Meridian United Methodist Church. August – Board of Environmental Health, September – Jim Gerard, Director of DPW will speak, October 15<sup>th</sup> Mayor Peterson has been invited.
  - g) Nora Community Council article was complimentary of PTRAs.
  - h) Brian Sauer announced that he is stepping down as Fire Marshall for Pike and returning to firefighter position.
  - i) One of our new Board Members, Lisa Burr, has resigned; she is moving to Zionsville.
  - j) Ed told us that the BP at 56<sup>th</sup> & Georgetown closed because it was not profitable.

4) Liquor Permits – see attached list

(1) 4002 High School Rd – new liquor permit. Discussion regarding whether or not the school (Olivet?) is too close??

(2) Boathouse Grill was approved and we will be watching them closely.

5) Old Business

(1) **2005-ZON-834 & 2005-VAR-834, 4914, 4930 & 4942 Lafayette Rd.**

Ali Khan requests a rezoning of 3.16 acres of the D-4 and C-4 districts to all C-4 to provide for commercial retail development. He also requests a variance of development standards to provide for development too close to a protected district (the interstate.) They met with Committee and agreed on a list of commitments. See attachments with notes. Staff recommends approval with the addition of a parapet wall on rooftop. This is bypassing the hearing examiner and going straight to the MDC hearing. There was discussion regarding how much of the roof would be visible from the various angles, including the interstate. Sheila moves to support with Staff and PTRAs commitments. Pat seconds. Motion carried unanimously.

6) New Business

a) **2005-UV3-019, 4931 Robison Rd.** Tiffany Lawn & Garden Supply requests a variance of use to legally establish a landscape and mulch business (not permitted). Presenter is Greg Silver. (Secretary does not have notes on this petition, but does have pictures. Recall we supported provided they do not put any more planes into the mulch pile.)

b) **2005-UV2-027, 4022 Park 65 Dr.** – Miller Transportation requests a variance of use to provide for a bus storage and maintenance facility. Judy Weerts-Hall presented. The land is surrounded by light industrial and Little Eagle Creek. 4.8 Acres, 12,600 sq. ft., about 50 employees working in the sales office. Approximately 25 busses will be maintained on site. 80% of the business is charter coaches, 20% school busses. Staff asked for commitments regarding the landscape plan, fence along front should be opaque, and all parking/driveways should be paved within one year of approval. Miller Transportation “continued” to 8/16 from last week so they could come before us. Paul asked about the idling of diesel busses so close to the neighborhood. Miller said that the coaches have devices that shut the busses off after 15-30 minutes. He also said that with the price of gas, idling is not fuel efficient. Robertson Village & Eagle Trace are the close neighborhoods. The commitments they agreed to include:

i) No Billboards or cell towers or off premise advertising signs.

ii) All busses on premises will be “in service.”

iii) Block & Masonry & Steel pre-engineered (TNW Engineering) construction.

iv) Wall signs not ground signs

- v) Lighting for parking lots.
- vi) 2-3 mechanics on site
- vii) All parking surfaces filtered.
- viii) Fuel tank in Dyke on East side of the property in back.

Sheila moves to support with commitments and any staff commitments. Seconded. 11 in favor, 3 opposed. Motion carried.

- c) **2005-DV2-035, 5155 Pike Plaza Rd.** Dennis Van Emmin requests a variance of development standards of the sign regulations to move a 40 ft sign onto his property. Having two signs on this property places them too close together according to code. Justin Bunte presenter. Staff recommending denial, but added three conditions: Development compliance with site plan, landscaping must be completed within one year, and all illegal signs must be removed within 30 days. After discussion regarding car companies and their sign requirements and the sign congestion on Pike Plaza Rd, Pat moved to support and Sheila seconded. 11 in favor, 4 opposed. Motion carried.

7) Preliminary Proposal

- a) **6054 Hollingsworth Rd.** Ron Dascenzo desires to rezone a part of a 4 acre parcel in which he owns and resides. (currently zoned PK-1) Mr. Dascenzo lives on part of the parcel that has been designated a Historical site. He would like to develop the rest of his land with additional residences. He would like to put a 2000 Sq. Ft., 2 story house up that he would operate as a Bed and Breakfast. He would prefer to have the house be 2500-3000 sq. ft. There was quite a bit of discussion around whether or not Hollingsworth Rd will be/ can be “vacated” by the city due to not meeting current street standards. Mr. Dascenzo is soliciting PTRAs’ opinion before investing a lot of time and money into this project. Pat suggested soliciting DOT’s position on the road. It was also suggested that he check out the water and sewer plans for the area.

8) Other Notes:

- a) DNR (Dept. of Natural Resources) notice that Trader’s Point Church’s new owners plan to fill in the Creek and build back there, including tearing down the tree line. Suggestion was made to check with the DNR’s Division of Water.
- b) Greg Silver told us that there is a current moratorium on IPL cutting down trees in the Trader’s Point area. However, that will not last forever, so we should make our opinions known.
- c) Michelle reminded us that we not give preferential treatment to some Pike residents. That we represent all of Pike Township’s residents equally. Some of our personal comments could be taken wrong and hard feelings develop.

Meeting Adjourned 10:07p