

PIKE TOWNSHIP RESIDENTS' ASSOCIATION, INC.

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REVISED AGENDA FOR SEPTEMBER 12, 2007 Minutes

- I. APPROVAL OF BOARD MINUTES – QUORUM CONFIRMED – AUGUST MINUTES APPROVED**
- II. TREASURER'S REPORT – F Clarke reported current balance: \$2,805.88**
- III. (addition to agenda) – The Honorable Mayor Bart Peterson talked about tax issues in Marion County.**
- IV. CRIME REPORT FOR PIKE TOWNSHIP FROM INDIANAPOLIS METROPOLITAN POLICE DEPARTMENT NORTHWEST DISTRICT AND PROSECUTOR'S OFFICE – Heather introduced Drew Wignall who will be replacing Stephen Parnell in IMPD's Northwest District Prosecutors Office. They recently did graffiti clean-up at 64th Street bridge. They had a truancy sweep on September 12th in Pike Township.**
- V. ANNOUNCEMENTS, PLAT REPORTS, AND CORRESPONDENCE:**
- 1) The Honorable Isaac "Ike" Randolph, City-County Councilor for Pike Twp – District 1, announced that he would not be running for re-election in November.**
 - 2) Jeanette Robertson announced MCANA's general meeting, Saturday, September 15th, Topic: Mildred Wilkins, foreclosures in Marion County.**
 - 3) Susan reported September 17 at 5:30 pm – a meeting to review the Pike Township Budget. Contact Ron Rodgers, 872-6334, for further details.**
 - 4) Joe Calderon introduced City-County Council candidate for Pike Township District 2: Bruce Schumacher.**
- VI. LIQUOR PERMITS – R Dillon reported 1 renewal for beer: 2704 Westlane; J Robertson reported Speedway Gas/Convenience Stores pursuing alcohol permits.**
- VII. LAND USE – CONTINUED PETITIONS**
- 1) 7430 & 7451 Woodland Dr. - 2007-ZON-076 Roth Properties, Inc. – additional presenters: Jerry Roth, Charlie Bodel, Tim Worthington, Mike Arnold, and John Livengood – SUPPORT - potential location for a Candlewood Suites. Additional commitments (attachment C provided by Steve Granner). Motion by: Kevin Durcholz. Second: Ed Sandowski.**
requests a rezoning of 2.303 acres from the C-S District to the C-S classification to provide for a hotel, C-1 uses and I-2 uses. Hearing date continued to 9/13/07, Hearing Examiner. Presenter is Steve Granner. Chairperson is Kevin Durcholz.
- VIII. LAND USE – UPDATE ON PRIOR PETITIONS (addition to agenda):**
- 1) RT MOORE – 6340 LaPas Trail – continued to 9/18/07, 30 days to comply on 28 fire code violations.**
 - 2) Fastenal – 5851 Guion Road – approved at BZA.**
 - 3) Diener – 8130 W 88th Street – approved at BZA II.**
 - 4) YWCA – 4460 Guion Road – hearing on October 3rd.**
 - 5) Harlan – 7575 Georgetown Road – denied by Hearing Examiner; petitioner did not file an appeal.**

IX. LAND USE - NEW PETITIONS

- 1) **9530 Valparaiso Ct. - 2007-APP-119** JLC Property Management, LLC - **SUPPORT** – single use facility as an Animal Hospital. Veterinarian interested in this property – add as permitted use with the exception of no outdoor kennels nor outdoor dog runs. Motion by: Don Bryson. Second: Ed Sandowski.
requests approval to modify commitments related to petition 2007-ZON-012, to modify commitment number two (2) to provide for business and personal service uses permitted in the C-4 zoning classification. Hearing date is 9/13/07, Hearing Examiner. Presenter is Joe Calderon. Chairperson is Don Bryson.
- 2) **8900 Michigan Rd. - 2007-DV2-047** Urbahns Companies, Inc., - **SUPPORT** – Motion by Ed Sandowski. Second: Ty Bolinger.
requests a variance of development standards to provide for a 37.167-ft tall, 451.69 sq. ft. pylon sign within 180 feet of another freestanding sign along Michigan Rd. (min. 300-ft. separation required). Hearing date is 9/18/07, BZA II. Current zoning is C-4. Presenter is Elizabeth Bentz Williams. Chairperson is Don Bryson.
- 3) **5537 W. 44th St. - 2007-DV2-050** Mayfield Green Cooperative – **SUPPORT** – with commitments of masonry structure with ground lighting. Motion by: Jan Marshall. Second: Ed Sandowski.
requests a variance of development standards to provide for a 6.5-ft tall, 48.75-sq. ft. pylon sign (max. 4-ft. tall permitted; max. 40-sq. ft. sign permitted). Hearing date is 9/18/07, BZA II. Current zoning is D-6. Presenter is Elizabeth Bentz Williams. Chairperson is Jan Marshall.
- 4) **2701 Westlane Rd. - 2007-UV2-028** Diana M. Rodriguez – **PETITION WITHDRAWN** – no presentation.
requests a variance of use to provide for a day spa (not permitted) in an existing dwelling with a 17-space parking lot (not permitted), with a zero (0)-ft. front setback and a 5-ft. side setback. Hearing date is 9/18/07, BZA II. Current zoning is D-A. Presenter is Diana Rodriguez. Chairperson is Clint Fultz.
- 5) **6401 W. 71st St. - 2007-ZON-092** Vision Hospitality Group, Inc – **FILE CONTINUANCE - form a COMMITTEE**. Additional presenter: Mark Moreau from TN. Proposed Hilton Garden Inn: high end hotel, 5 story, full service with conference center, 120 rooms, low signage. Lakeside Home Owners Association opposed at this time. Hearing September 27th.
requests a rezoning of 4.27 acres, from the C-S district to the C-S classification to provide for hotel and motel uses, and C-2 uses, with the exception of attached multifamily dwellings. Hearing date is 9/27/07, Hearing Examiner. Presenter is Michael Cook. Chairperson is Kevin Durholz.
- 6) **4201 Industrial Blvd. - 2007-UV1-023** Unifirst Corporation – **SUPPORT** – Additional presenters: Dean Roop and Pete Berski. Commitments: not a dry-cleaning facility, no chemicals involved in cleaning process, water purified on site, no direct truck access from Guion Road, no cell towers, and no bill boards. Motion by: Jan Marshall. Second: Clint Fultz.
requests a variance of use to provide for a 4,600-sq. ft. addition to an existing 44,145-sq. ft. building for an industrial laundry (not permitted). Current zoning is I-1-S. Hearing date is 10/2/07, BZA I. Presenter is Brian Tuohy. Chairperson is Jan Marshall.
- 7) **8500 N. Michigan Rd. – SunBelt Rentals (petition not received to date) – OPPOSED** – Additional presenters: Scott Rogers and Chad Green. Equipment rentals which includes: 5 forklifts + 12 pieces of “heavy” equipment. Motion by: Ed Harper. Second: Don Bryson.
Requests approval for a heavy-commercial equipment rental business to the north of Lowe's Home Improvement. Will revise agenda with the request and docket number prior to meeting if legal notice received in time. Presenter is David Kingen. Chairperson is Ed Harper.
- 8) **(Addition to agenda – Preliminary Inquiry): 7625 N Michigan Road – Scenery eXpress** – Presenter: James Whiten, President. Informal request to modify current commitments of front façade from brick to cut block. Current commitments are for pole barn, which is a steel structure with metal roof and a brick facade. Mr. Whiten also wants to modify the current commitment to include an air-conditioner on the ground. Mr. Whiten was seeking an informal opinion regarding whether PTRAs might support his modifications. PTRAs' board was somewhat favorable.