

Pike Township Residents' Association

Meeting Minutes 08/13/08

Susan Blair called the meeting to order at 7:09 pm.

Quorum verified

Susan read PTRA's Mission Statement. She reminded attendees to sign-in. Sign-in form on the back table. She identified items on the table including an updated roster; reviewed how to become a PTRA member or a board member; gave website address. Mary Chalmers, Pike Township Mayor's Liaison, was in attendance. Acknowledged elected officials in attendance.

Susan recognized elected/appointed officials:

Steve Jones, Township Fire Marshal
Katherine Ritchie, Secretary, Pike Township School Board
Representative Phillip Hinkle, District 92
Janice McHenry, City County Council District 6
Maggie Lewis, "Lets Improve Crooked Creek"
Chad Miller, Candidate State Representative District 94
Sarah Campo, Representative for Gabrielle Campo, candidate for Congressional District #7
Rob Annis, Indianapolis Star

- I. There were no board minutes to approve.
- II. Treasurers Report – Fran indicated the balance 08/12/08 was \$3069.94.
- III. Report for Pike Township from Indianapolis Metropolitan Police Department Northwest District and Prosecutor's Office.
Report from Drew Wignal, Community Prosecutor Northwest District.
 - IMPD Northwest taskforce meeting will be Wednesday Sept. 2nd at 6:00 pm at 3821 Industrial Blvd. Chief Michael Spears will be speaking. Drew indicated that this was a good way to meet officers in the area.
 - There will be another graffiti cover-up for Pike Township next week. Call the direct line at 327-6652 for information.
 - Crime Statistics were talked about. Currently residential burglaries and vehicle break-ins are high. The majority of the burglaries are during the day. The suggestion was to lock your doors, know your neighbors, and if you can, install a security system.
- IV. Announcements
 - Representative Hinkle will host a town hall meeting on 9/25 in the Speedway Town Hall from 6:30 – 8:00 pm and Pike Township Government Center on 9/30 from 6:30 – 8:00 pm.
 - 7150 Marsh Road – 2008-APP-041 Drury Development Corporation was recommended for approval with no remonstrance.

- 4930 Lafayette Road – 2008-APP-056 KEI, LLC Dunkin Donuts – hearing was on 08/12. New hearing date – had to amend petition to include info regarding alcohol sales.
- I-65 & Lafayette Road – Centre Properties – sign request -- staff opposed, but it passed.
- Susan indicated that pod casts of government meetings can be downloaded from indygov.org. Link was not given, but the following link will allow you to watch past meetings on-line.
http://indianapolis.granicus.com/ViewPublisher.php?view_id=3
- Mayor Ballard is proposing the elimination of township assessors. The Decatur Township Assessor was eliminated on 07/01. There are currently 47 township assessors statewide, and 8 in Marion county. Mayor Peterson wanted to eliminate all township offices. We need to see the numbers before we agree with the elimination of assessors.. The Marion County Assessor handles all appeal processes. County Assessor Greg Bowes wants to come in September or October to talk with us about the elimination of township assessors.
- The YWCA Housing development is gone. The petition has been withdrawn. The church is still interested in the property. A letter of support was written from PTR. We will support the church usage.
- Sunbelt – no information. It may be going away.
- Joe Wynns, Director of Parks Department resigned today, 08/13/08.

V. Liquor Permits – Ray Dillon

- 8/4 Aldi – Renewal – Beer & Wine - 8404 North Michigan
- 8/4 Cap Restaurants – Renewal – Beer & Wine – 7023 North Michigan
- 8/4 Azteca Restaurant – New – 3 way - 6335 Intech Commons
- 8/4 Drury Capital – Renewal – 3 way – 9320 North Michigan
- 8/18 El Rodeo – 3 way renewal – 5501 W. 86th Street
- 8/18 Gas America - renewal – Beer & Wine – 5179 Lafayette Rd.
- 8/18 CVS – 3 way renewal – 7202 North Michigan
- 8/18 Max & Erma’s – 3 way renewal – 6260 Intech Commons

VI. Land Use – New Petitions

- **4579 Guion Rd. – 2008-UV1-020** Adam Garvey and Casey May requests a variance of use and development standards to provide for: a) a landscaping contractor’s business (not permitted), including 0.581 acre for tree nurseries and tree harvesting, with gravel parking areas, b) approximately 3,400 sq. feet of outdoor storage of mulch, sand, topsoil, and similar landscaping materials (not permitted) on gravel surface, c) outdoor storage of four light duty dump trucks, three commercial trucks and six commercial trailers (not permitted) on gravel surface, d) outdoor storage of six commercial trailers with a 5-ft. north side setback (min. 30-ft. side setback required), e) a commercial parking lot with a 0-ft. setback (min. 75-ft. rear setback required), f) a 4,032 sq. ft. building with a 10-ft. north side setback (min. 30-ft. side setback required, g) with a 74.73-ft. side yard aggregate (min. 75-ft. side yard aggregate required), and h) an 8-

ft. tall solid fence along portions of the north property line (max. 6-ft. tall fences permitted). Current zoning is D-A. Council District 7. Hearing continued by petitioner to 9/2/08, BZA I. Presenter is Ray Wilson. Chairperson is Jan Marshall. *They proposed to move entryway 150 ft south and to move operations to the back of the property to alleviate the noise that the neighbors were complaining about. They insist they are a full service landscape company and that there are no “hardscape” materials on the property. There is only storage of materials, equipment & hardscape materials on the worksite. They proposed a chip & seal driveway instead of gravel to reduce noise. Fire Marshal Jones that water supply is needed for the building, and a fire hydrant that was specified. They also indicated they would fence the property if approved. An immediate neighbor, Terry Griffin, was there with a DVD presentation to demonstrate the noise level. The Shadow Point HOA representative also had a handout. They are currently in violation of zoning. Jan Marshall did an early morning inspection and stated that the noise level did not seem too great at the very east-end of the property. Clint moves to oppose; second was made. Motion carries unanimously.*

- **5620 Eden Village Dr. -2008-APP-071** Credit Union Service Center requests a modification of site plan, related to petition 2006-ZON-383 to provide for a bank with a drive through. Approval to modify commitments related to petitions 95-Z-210 and 2006-ZON-838 to: a) modify commitment two to provide for development of outlot one to be in substantial compliance with the site plan filed with this petition and provide for a bank with a drive through, b) modify commitment four to allow for a 24-hr. automated teller machine on outlot one (previous commitment limited hours of operation for any business, company or entity located on outlots one or two between 7:30 am and 10:00 pm), c) modify commitment five to provide for an outdoor speaker system or voicebox for the bank drive through (previous commitment prohibited use of outdoor speakers or voiceboxes), d) modify commitment ten to remove the requirement for a six-ft. tall fence to be constructed along a portion of the western property line of outlot one (previous commitment required a six-ft. tall fence along the entire western property line of outlot one), and e) modify commitment fifteen to provide for pole and pylon signs of a max. 15 feet in ht. and 13 feet in width on outlots one and two (previous commitment prohibited pole or pylon signs on any outlot). Current zoning is C-S. Council District 1. Hearing continued by PTR A to 9/11/08, Hearing Examiner. Presenter is Charles Barr. Chairperson is Jan Marshall. *This was not a variance request, but only a modification of commitments. Commitment #15 will be withdrawn regarding signage. There were concerns regarding lighting and building elevations. The request will be continued till next month. Petitioner will return with landscaping/building elevation plans.*
- **3671 W.86th St. – 2008-DV2-038** Gladys Botina requests a variance of development standards to provide for sale of alcohol within 80-feet of a

protected district (min. 100-ft. separation required). Current zoning is C-3. Council District 1. Hearing continued by PTR to 9/16/08, BZA II. Presenter is Gladys Botina. Chairperson is Ed Harper. *The Hooka Lounge has been open for 3 months. They serve food and smoke hookas. They are open from 5:00 pm till midnight. There will be no carry out alcohol. They will only sell beer and wine in the business. They have made commitments that they will stop selling alcohol at 2:00 am, and this permit will only be able to be applied to this business. If the business changes, the variance will terminate. There was a motion to support from Mark Jakubovic, and seconded by Don Bryson. Motion carries unanimously.*

- **4545 W. 38th St. – 2008-DV3-024** Martin Realty Company, LLC, requests a variance of development standards of the Flood Control Districts Zoning Ordinance to provide for the construction of a restaurant with a finished floor elevation of 756.5 feet (min. finished floor elevation of 758.5, the flood protection grade, required). Current zoning is C-4 (FF). Council District 7. Hearing date is 8/26/08, BZA III. Presenter is Mary Solada. Chairperson is Jan Marshall. *McDonald's wants to demolish existing building and construct a new one. They are located on the floodway fringe, and must rebuild 2 feet above the flood plane. McDonalds does not want to do that as the elevation would be too great. It would stand out. McDonalds really does not want to move but may be forced to. The city can't support it because FEMA says it's a no, no. The city does not want to get involved. They have outreached to neighborhood associations for support. McDonalds is willing to go 2 feet higher than it is today, but that is still 2 feet to low. FEMA will pull flood insurance if city recommends the variance. The motion by Don was that we should take no position on this one, but that we send a letter supporting the area. Mark seconded, and the motion carried unanimously.*
- **2702 Westlane Rd. – 2008-ZON-071** James and Laura Burks requests rezoning of 0.781 acre, from the D-A to C-4 to provide for community-regional commercial uses. Council District 2. Hearing date is 8/28/08, Hearing Examiner. Presenter is James and Laura Burks. Chairperson is Clint Fultz. *They want to zone it C-4. The request should be withdrawn or zoned C-1.*
- **6905 W. 46th St. – 2008-APP-073** Freeman Signs requests PK-II approval to provide for a 9.5-ft. tall, 55-sq. ft. pole sign, containing a reader board for an existing school. Council District 6. Hearing date is 8/28/08, Hearing Examiner. Presenter is G. Sutton. Chairperson is Mark Jakubovic. *Eagle Creek Elementary School wants to install a reader board sign. Everything looked good to the members. Mark motioned to support the approval, Jerry seconded. The motion carried unanimously.*

The meeting adjourned at 9:46 pm.