

## Pike Township Residents' Association

### Meeting Minutes 10/08/08

Susan Blair called the meeting to order at 7:07 PM.

Quorum verified – 25 total with 12 in attendance (some arrived after the count)

Susan did not have PTRAs' Mission Statement, but she recalled as much as she could from memory. She reminded attendees to sign-in. Sign-in form on the back table. She identified items on the table including an updated roster; community form; reviewed how to become a PTRAs member or a board member. Advised that what we do is to come up with recommendations only, but are highly regarded by government officials. Acknowledged elected officials in attendance.

Susan recognized elected officials, city personnel, community representatives, and candidates:

Greg Bowes, Marion County Assessor  
Steve Jones, Township Fire Marshal  
Mary Chalmers, Pike Township Mayor's Liaison  
Councilor Jose Evans, District 1  
Maggie Lewis, "Lets Improve Crooked Creek"  
Katherine Ritchie, Secretary, Pike Township School Board  
Representative Phillip Hinkle, District 92  
Joline Ohmart – Washington Township Assessor  
Barbara Hurst – Pike Township Assessor  
Judge Stevens – Small Claims Court  
Mike Delft, State Senator, District 29  
Janice McHenry, Councilor 6<sup>th</sup> District  
Mike McCormick, Wayne Township Assessor  
Mary Clark, President Lafayette Square Area Coalition  
Earl Soules, Wayne Township Board  
Gabriel Campo, Candidate 7<sup>th</sup> District  
Scott Carace, Candidate, Pike Board, District 6  
Chad Miller, Candidate, District 94  
David Moscrip, Candidate, Marion County Treasurer  
Jim Joven, Candidate, Circuit Court Judge, Marion County  
Dr. John Pless, Candidate, Marion County Coroner  
Erica Pugh, Candidate, Surveyor Marion County

- I. **FORUM: TOWNSHIP ASSESSOR CONSOLIDATION PROPOSAL. PRESENTERS ARE MARION COUNTY ASSESSOR GREG BOWES AND FRANKLIN TOWNSHIP ASSESSOR BECKY WILLIAMS, ALSO PRESIDENT OF THE INDIANA ASSESSOR ASSOCIATION** – Greg Bowes, Marion County Assessor, did a PowerPoint presentation showing the reasons he believes that the Marion County Assessor should absorb the duties of the Township assessors. Mike McCormick, Wayne Township Assessor, made a speech in front of the group explaining why the township assessors should be allowed to continue to work individually and not be taken over by the county. Mike was filling in for Becky Williams, Franklin Township Assessor, who was not able to make it, as she was ill. There will be a question on the reverse side of our ballots in November asking whether the "duties of the elected township assessor in the township be transferred to the county assessor". **From Greg Bowes:** Reason is to provide a uniform and equal assessment. Assessments were done late, and wrong. Assessments were unequal. The township assessors have different skill levels, management styles. Rent and square footage of offices differ greatly. If one assessor is late or wrong, all of Marion County suffers. Common misrepresentations; Late because rules changed; vendor assessments were wrong; increased appeals hurt the budget; county assessor does not have staff or budget; taxpayers will have to go downtown for help; consolidation eliminates a review step; county assessor is inexperienced. **From Mike McCormick:** Says county office and Greg Boles has never done assessing. It will take millions to add employees and space, which will increase taxes. It will not make things more

efficient. It will not save money. It is not about jobs. It's an ideology, not a practicality. The assessments are not wrong. Says a local person knows the area better, and the county is too far away from things. **Questions:** 4.8% property appealed, what is assessed value? – We don't know yet. What % of assessed value was appealed? – Can't answer... maybe-25% - 30% ... can't quantify it. Will the township assessors and employees be hired? – Some will be there. Good employees will be highly paid if they command it. What will happen if county assessors are not certified by 2009? – Their responsibility will revert to the county assessor

**Motion from the board to continue with the agenda. Motion not entertained by Susan.** Approximately 10 more minutes spent on forum.

- II. **APPROVAL OF BOARD MINUTES** - The Board Minutes for September were approved. Motion; Nancy Dison, Second; Ray Dillon
- III. **TREASURER'S REPORT** – Fran Clarke gave the report. Current balance was \$3339.94.
- IV. **REPORT FOR PIKE TOWNSHIP FROM INDIANAPOLIS METROPOLITAN POLICE DEPARTMENT NORTHWEST DISTRICT AND PROSECUTOR'S OFFICE** – Heather Kistler was in attendance prior to the forum, but had other commitments and couldn't stay. She asked Susan to report that a graffiti cleanup will take place next week. If any has graffiti locations to report, please call her, 327-6675.
- V. **ANNOUNCEMENTS, PLAT REPORTS, AND CORRESPONDENCE**
- Steve Jones – Old Service Merchandise building had a heavy metal band that was having a concert late night inside the building. The building did not pass inspection. There were life safety issues; they had no sprinklers or water, not proper number of exits. It was a very dangerous situation. After being denied the ability to use the building the promoter moved the concert onto the parking lot. There was also an illegal nightclub that popped up at 71<sup>st</sup> & Michigan. Another illegal nightclub at 7300 Georgetown Road. At this location there was violence. The producers of these shows offered Steve bribes on the side if he would allow them to continue. We all appreciate the work that Steve is doing.
  - Clint announced a new petition that would involve 16 acres at Rodebaugh and 71<sup>st</sup> Street. The petition requests a rezone from a church to D3. Clint suggested PTRAs continue the petition and have item on November's agenda.
  - Mary Clark reminded us of the multi-cultural parade on Lafayette Road between Lafayette Square and Wal-Mart on October 18<sup>th</sup>. The parade will start at 10:00 AM. Mayor Greg Ballard is the grand marshal. There will be no northbound traffic during the parade. There are many sponsors for the parade, including Andy Mohr.
- VI. **LIQUOR PERMITS** – Ray Dillon
- 10/06 Mac Convenience Stores. 86<sup>th</sup> & Michigan Rd. – continued till 10/20
  - 10/20 Blue Iguana Club – Renewal – 3-way – 4002 N. High School Rd.
  - 10/20 Cairo Café & Mediterranean Grocery – New – Beer & Wine – 3047 Laf. Rd.
- Sidenote** – PTRAs has taken a position of opposition to alcohol sales at convenience stores. The argument for several years has been that convenience stores believe they classify as grocery stores. Last legislative session included convenience stores within the grocery store definition, with some limitations. Approximately 20 Mac Convenience Stores have applied for alcohol permits. The Alcohol Beverage Board had attempted to hear them all at the same hearing date. Last hearing was 10/6. Continued
- VII. **LAND USE – CONTINUED PETITION**

**2701 Westlane Rd. -2008-UV2-023** Lori M. Thompson requests a variance of use and development standards to legally establish a beauty salon (not permitted), with seventeen hard surfaced, off-street parking spaces and eight gravel surfaced parking spaces with a zero-ft. front setback from the proposed (existing) right-of-way of Westlane Rd (min. 30-ft. front setback required) and with a zero-ft. west side setback (min.. 30-ft. side setback

required) and with a five-ft. east side setback (min. 30-ft. side setback required). Current zoning is D- A. Council District 2. Hearing continued by petitioner, hearing date is 10/21/08, BZA II. Presenter is Judy Conley/Lori Thompson. Chairperson is Clint Fultz. ***Judy Conley is the attorney representing Lori Thompson. Judy has been an attorney for 30 years, but this is her 1<sup>st</sup> zoning petition. The location is called the Capelli Studio & Salon. Lori Thompson was not aware of the zoning ordinance at purchase. Property has a variance of use as a beauty salon. The problem is that they are only allowed to have 8 operators and 10 parking spaces. They are requesting a total of 17 hard surface and 8 gravel surface parking spaces. Explanation that women spend much more time in the salon today than they did in the past and limited parking would create many problems. Indicated that they will make many exterior improvements: landscaping, fencing, blacktopping. Homeowner adjacent to the property on the east side was at the board meeting. He indicated he does not have a problem with current owner/operator. Commitments agreed to: hours of operation; Sunday & Monday closed; Tuesday – Friday, 9:00 am – 9:00 pm; Saturday 7:00am – 3:00pm. The entire lot including gravel spaces will be paved by June 30<sup>th</sup>, 2009. No cell towers. Proposed landscaping along Westlane Road shall be completed no later than June 30, 2009, and shall be maintained/replaced as needed. Owner agrees to prohibit loitering or loud music being played on the exterior grounds of the property. Clint moves to support with commitments. Steve O. seconds. Motion carried unanimously.***

## VII. LAND USE – NEW PETITIONS

- 1) **5201 W. 59<sup>th</sup> St. – 2008-APP-101** GS Asset Management, LLC, requests approval to modify commitments, related to petition 2006-ZON-058, to generally remove references to the petitioner, being Davis Homes, LLC, and replace them with “the developer” and other minor text changes and corrections, and to modify commitments as follows: a) commitment one to provide for an escrow fund in the amount of \$12,500 for an asphalt trail (previous commitment required the petitioner to install the trail as a part of the initial project infrastructure), b) commitment three to provide for the min. sq. footage per residential structure to be 1200 sq. feet for ranches and 1800 sq. feet for two-story structures and to lower the average prices of homes within the development to not less than \$120,000 and to delete language concerning disclosure of sales information to the Pike Township Residents Association (PTRA) regarding sales of ranch homes before two-story homes may be constructed (previous commitment required a min. sq. footage per residential structure to be 1400 sq. feet for ranches and 1900 sq. feet for two-story structures and the average prices of homes within the development to be not less than \$150,000, and required the petitioner to certify to PTRA the date which the model center is open and the number of net sales of ranch homes, one year from the opening of the center). c) Commitment sixteen to clarify that the developer shall provide the Homeowner’s Association documents, that the Association, in the event of a pending and/or final foreclosure of a home shall undertake the mowing of all individual lots. Current zoning is D-5 (FW) (FF). Council District 1. Hearing continued by PTRA to 10/30/08, Hearing Examiner. Presenter is Mary Solada. Chairperson is Jan Marshall. ***Mary Solada presented floor plans for possible Beazer development. Bank is close to obtaining a purchase agreement from Beazer – they feel comfortable saying this will most likely happen before the hearing. Tim had some comments and requests: a) requested a commitment for a model home. Current commitment of a model center could be a trailer with a sales office; b) sq. footage defined, “builders are notorious for including sq. footage of the garage in the house”. He would like sq. footage defined as foundation footprint minus garage and any external non-living area such as a sunroom, etc; c) change “substantial conformance with the conceptual site plan, to, general conformance with the conceptual site plan; d) instead of “zero down financing program,” commit to FHA loans or follow FHA guidelines; e) vinyl siding at .044 thickness; f) define 2 car garage to be 20 x 20 feet; g) less density – 50 homes providing larger lots; h) developer contribute \$20,000 to HOA’s reserve funds when the development is turned over to residents.***

*Mary's response – will check with her client on some of the requests. (Prior to the hearing new commitments were received that incorporated two of the requests – sq. footage defined as footprint exclusive of garage and sunroom. Also changed previous commitments from “substantial conformance” to “general conformance.”) Katherine spoke as a School Board Member – the school system has taken a position to oppose any high-density development. She didn't believe this proposal was in the best interest of the school system nor the Pike community at large. Motion made and seconded to oppose. Motion carried unanimously.*

Meeting adjourned at approximately 10:30 pm