

Meeting Minutes 06/11/14

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

I. WELCOMING – OPEN REMARKS – INTRODUCTION OF ELECTED OFFICIALS, CITY PERSONNEL

Agendas, copies of the board of directors' roster, PTRAs membership forms are on the back table. If you are not a member of PTRAs and would like to become one, membership fees are \$15.00 for individual/family, \$40.00 for homeowner's associations, \$30.00 for business. This fee helps defray the cost of supplies, copying, postage, website, etc. Additionally, PTRAs oftentimes contributes monetarily to services that benefit the Pike Township community. If any interest in becoming a board of director please contact one of the board members.

PTRAs mission statement read.

At this time Susan recognized the elected officials, city personnel, and community representatives in attendance.

Sam Bruner – Pike Township Fire Marshal

Helen Jackson – Mayor's Neighborhood Liaison Northwest Outer Region

Anthony Burke – Health and Hospital Corp Liaison

Janice McHenry - Councilor – District 6

Will Gooden – Councilor – District 3 (in attendance as legal counsel for a petitioner)

Candidate Christine Bischoff

Candidate Phillip Abrahams – School Board

Candidate Emmett Carney - Sheriff

Quorum verified.

II. TREASURER'S REPORT – No report.

III. APPROVAL OF MEETING MINUTES – MARCH AND APRIL – March minutes only. Ron made a motion to accept as written. Mary seconded.

IV. REPORT FOR PIKE TOWNSHIP FROM INDIANAPOLIS METROPOLITAN POLICE DEPARTMENT NORTHWEST DISTRICT AND PROSECUTOR'S OFFICE -- DREW WIGNAL OR TEAH AVERETT – No report. Court cases are on the monthly report. Sheets on the back table.

V. REPORT FROM MAYOR'S NEIGHBORHOOD LIAISON-NORTHWEST OUTER REGION -- HELEN JACKSON - Helen reported on Request Indy – showed us a yardstick to indicate that if grass is 12" or taller call or post on the Request Indy website. Handouts are on the back table. Articles ... summer servings, Major Taylor Velodrome bike ride.

International Market Place – Wednesday 10:00 am. Public unveiling. 12:00 Lunch tour. Thanks to Community Hospital and Eli Lilly.

VI. ANNOUNCEMENTS, PLAT REPORTS, AND CORRESPONDENCE

- 7055 Coffman Road – Banquet Facility
PTRA voted to oppose. Requested commitments of -- Occupancy of 100; no alcoholic beverages any time; no parking on Coffman Road. Hearing was yesterday. PTRA remonstrated. BZA approved. Facility has 49 parking spaces and occupancy load of 290.
- 3718 West 86th Street – 86th and Payne Rd. across from Office Depot. PTRA and Staff opposed. Petitioner contacted PTRA and wants to work with us. PTRA will form committee.

VII. ALCOHOL PERMITS

VIII. LAND USE – NEW PETITIONS

- 1) **3901 Guion Road, 3329, 3459, 3467, 3508, 3545, 3551 Shepperton Boulevard; 3820, 3826, 3832, 3838, 3839, 3844, 3850 Kilburn Court; 3821, 3827, 3828, 3833, 3834, 3839, 3840, 3845, 3851, 3902, 3908 and 3914 Beaconsfield Lane; 3830, 3836 and 3842 Teddington Way; and 3405, 3406, 3411, 3412, 3417, 3423, 3424, 3459, 3465, 3505, 3523 and 3529 Bodelva Lane (Approximate address) – 2014-MOD-005** M/I Homes of Indiana, LP requests Modification of the Development Statement of 2003-ZON-148 (2003-DP- 020, as modified by 2008-APP-021) to terminate Commitments #25 and #28 related to the homebuilder and the homebuilder’s mortgage plan. (Required builder is M/I Homes, with “Worry Free Mortgage Plan” to reduce foreclosures). Council districts 7 and 8. Current zoning classification is D-P. Hearing date continued by PTRA to 7/2/14. Presenter is Elizabeth Williams/Will Gooden. Chairperson is Jan Marshall, PTRA Vice-President, District VI. – ***Issue with commitments – building structure changes. Per commitments on file, M/I Homes was to be designated builder. Signs indicate that Arbor Homes now own. The assumption is that Arbor Homes will purchase the available lots. A neighbor made a statement that a current homeowner indicated to him that the homes are, “a piece of junk.” Neighbor and homeowner want to modify commitments. M/I and Arbor together and remove un-platted portion of undeveloped parcel. Will Gooden will confirm with client and will either request a continuance or PTRA board will take an email vote.***
- 2) **7820 Michigan Rd (7848 tenant space) – 2014-UV2-007** Nelly Preciado requests variance of use to provide for an event center (banquet), including special events, birthday parties, baptisms, etc. (not permitted). Council district 2. Current zoning is C-3. Hearing date continued by petitioner to 7/8/14 with an agreement PTRA will continue to 8/12/14. Presenter is Nelly Preciado. Chairperson is Clint Fultz, PTRA Vice-President, District IV. – ***Clint suggested petitioner view covenants for shopping center. Petitioner said event center would be 2100 square feet; actual usage will be less than that. Small to medium size. No banquets, catering or liquor. Discussion: No alcohol permit, but may request a possible temporary permit. Hours of operation – 6:00 am – 12:00 midnight. Will limit size to 2100 square feet. At that size 140 capacity and***

sprinkler system. Per fire code, 99 or less and no more than 1400 square feet does not require a sprinkler system. Commitments: No live entertainment. No permanent alcohol permit or request obtained. No music after midnight. Security guard after 10:00 pm. 7 days per week. Limit variance to the petitioner. Clint motioned to support with commitments. Ty seconded. Motion carried by a vote of 9 to 3.

- 3) **6310 Michigan Rd. – 2014-UV3-010** Zhao Family Trust requests variance of use and development standards to provide for C-1 uses, and a) to provide for a 1600-sq. ft. pole barn, creating accessory building area of 2000-sq. feet or 166.25% of the main floor area of the primary building (max. 75% of the main floor area of the primary building or 902.25 sq. feet permitted); b) with a 5-ft. north side setback and to legally establish a 400-sq. ft. garage with a 4-ft. south side setback, creating a 9-ft. aggregate side setback (min. 7-ft. side and 19-ft. aggregate side setbacks required); c) and to legally establish a 6-ft. fence in the front yard of Michigan Rd. (max. 42-inch tall fence permitted within 40 feet of the proposed right of way of Michigan Rd.). Council district 2. Current zoning classification is D-2. Presenter is David Gilman/Maria Rusomaroff. Chairperson is Clint Fultz, PTRA Vice-President, District IV. – ***Much discussion about intent of usage and condition of property. Property has code violations. Petitioner’s agent agrees; petitioner desires to address violations and clean property. Motion to support without commitments. Motion seconded. Motion carried.***
- 4) **8654 W 86th St. – 2014-UV1-016** Gary and Mickey James requests variance of use and development standards to provide for the construction of a single-family dwelling on lot with a 25-ft. tall, 22 x 27-ft. detached garage (max. 20-ft. height permitted), containing a second floor dwelling (one-single family dwelling permitted per lot), and with an 18-ft. tall, 1820-sq. ft. pole barn, creating an accessory building area of 3158 sq. feet or 121.2% of the main floor area of the primary dwelling and accessory use area of 5632 sq. feet or 100.8% of the total floor area of the primary dwelling (max. 1550-sq. feet of accessory building area or 75% of the main floor area of the primary dwelling, max. 99.9% of the total floor area of the primary dwelling or 5597 sq. feet). Council district 1. Current zoning classification is D-2 (FF). Hearing date is 7/1/14, BZA I. Presenter is Mickey James. Chairperson is Don Bryson, PTRA Vice-President, District I. ***Much discussion. Commitment requested: agree not to rent 2nd residential dwelling. Petitioner said that it not their intent, did not agree to commitment. Motion to support without commitments by Don. Motion seconded. Motion carried.***

Respectfully submitted,
Jerry Fisher, Secretary