

Pike Township Residents Association  
Meeting Minutes 8/11/04

The meeting was called to order at 7:07pm on August 11, 2004.

Quorum was verified, Councilmen not yet in attendance, standing room only

Susan stood up and explained who PTRA was, what its mission was, and how to join. She also gave her contact information.

I Board Minutes – February minutes were received from Ty. He still plans to complete April and June minutes, as his time permits. The July minutes need a few corrections and Susan will see to them shortly. All minutes were tabled until next month.

II Treasurer's report - as of 7/31/04

Beginning balance of \$1848.54

Interest of \$ .0

No deposits

Withdrawals \$182.10 Tim Lord for Website fees

200.00 Paul Satterly

Balance as of 6/30/04 \$1466.44

As requested from last month, Paul estimates we receive around \$775.00 per year in membership fees. Fran to determine our current annual expenses. This information will determine the feasibility of a voice mailbox for PTRA.

III Announcements, Plat reports and Correspondence

Culver Restaurant variance 4510-20 W. 56th St. we will not be hearing this evening as the client is not ready to proceed. They have agreed to continue the case.

Tyler, Clint's son turned over another disc to Susan and said the remaining information should be done next week.

The Former YWCA site is requesting residential zoning; VP Sheila's district. The hearing is scheduled for September 16th. Mike Quinn's office suggested committee meeting(s) prior to the presentation at our monthly board meeting. Clint thought that parcel was supposed to be park property.

Political Forum in the 7th District this Saturday from 1-3pm at the Pike Library on Zionsville Road. Carson (D), Horning ®, and Campbell (L). They have not yet received confirmation regarding Carson's attendance at the Forum.

Political Hobnob is Thursday, September 23, from 5pm at the Indiana Historical Society. The cost is \$10 for food and drinks Contact Becka Richmand at 464-2211 or go to the Chamber website:

[www.indychamber.com](http://www.indychamber.com)

Greater Education Opportunity Foundation is having a Super Saturday Forum on August 28th at Union Station from 9a-12 and 1p-4pm. Cost is free. Discussion will include information on 21st Century Charter School.

Karen Terrell, Pike Township Administrator, reminded everyone that Ike Randolph has his Service Request Forms in the back of the room. The letters so far have requested a lot of things. To see the list of requested items, see Susan. For a response from the DPW, see Karen. Karen also reminded everyone of the

tree sale in Normandy Farms. Karen will send out email on the details again. Or you could check the PTRAs website.

#### IV Liquor Permits

The only liquor permit under consideration was a Beer, Wine, Liquor renewal for 7010 Shore Terrace. The hearing is August 16th.

#### V Land Use – Preliminary Proposal

Mike Wukmer, came before PTRAs to discuss the former Shell gas Station at 86th St & Northwest Blvd. BPAmoco would like to get a BP station open as quickly as possible using the current buildings and canopy on site. They would bring in their own underground tanks. Essentially substitute a new name on the gas station. The current commitments specify Shell station only. Requesting a substitution of BP in the Commitments. Pat suggested the commitments should state no alcohol sold at that location.

In the future, if the location proves to be as successful as expected, then it will be rebuilt similar to the one at 71st & Woodland.

BP would be welcomed and we would like to revisit the commitments of 10 years ago. We will be requesting a no sale of alcohol commitment. There ensued some discussion of cold beer versus warm beer.

#### VI Land Use – Old Business

5241 Walt Place – 2004-UV1-017 H & B Industries, LLC (Dynaloy)

Susan reviewed PTRAs process for zoning/variance petitions and the Board of Zoning Appeals procedures. The hearing is scheduled for Aug. 17 starting at 1pm on the 2nd floor of the City County Building. It is best to enter off Market Street and go through security check there.

Drew Scolnik, Dan Detzler, Bob Fuller, Diane Shaley and Bob Thor were present to make the Dynaloy presentation to PTRAs. The current I-3 zoning classification would not allow chemical use; therefore, they are seeking a special exception variance of use for the chemical component and an elimination of the landscaping requirements of the I-3 classification. There are power lines to the immediate east; Power Company does not allow plantings within their easement. New building will be constructed on site. They said they would be blending specialty chemicals, not manufacturing chemical solvents, not raw materials. Currently the proposed blending operation would occupy 12% of the 30,000 Sq. Ft building they are proposing. They provided the results of a study done by Purdue regarding emissions.

Brian Sauer, Pike Township Fire Marshall, reported the Fire Department was not in opposition to or in support of the project. Their job would be to oversee the project and building compliance. The operation did not meet requirements for environmental tracking.

Todd Schull, Saddlebrook HOA President, reported the Saddlebrook Neighborhood Association had voted unanimously to oppose this request for variance. A discussion ensued regarding flooding and drainage issues currently in place and how the new project would increase those issues.

Christy Laturno, from Saddlebrook South and Central, stated that presentation did not meet the findings of fact necessary to warrant granting the zoning modification. (that the process was not hazardous because...; that the change would not generate a substantial decrease in the value and use of the surrounding properties, that a strict application of the zoning produces a hardship on the business, that the comprehensive plan for the area would not be substantially disrupted...)

Vicki Knight from the Beechwood Heights area had concerns regarding the changes and the well water, septic tanks in the neighborhood since the property in question is at a higher elevation.

Ron Barker the Shadow Point resident closest to the property pointed out that the Research and Development aspect of their business could mean anything. He also stressed that the combination of risks due to the surrounding conditions were not being properly addressed, (Rail line, power lines, oil pipe line.)

Laura Guissani from Melbourne Place read a neighborhood letter opposing the project.

Anita Taylor, a Shadow Point resident pointed out the proximity of Guion Creek Elementary School and Guion Creek Middle School.

A Deer Creek Estates resident was concerned for the safety of school children.

Diane Shaley, the Dynaloy Chemist, reported that the only Sera compound on site was Glycol Ether.

The commitments were read to the attendees.

Another Deer Creek Estates resident was concerned with property values. He also indicated that if we did not want a chemical plant on this site to be at the hearing.

Traffic was mentioned. In particular, the traffic at 56 & Guion was mentioned as being already a problem. The speaker speculated about truck traffic in the neighborhoods when the truckers were looking for Dynaloy.

Another speaker questioned why this site? Why not in Plainfield for airport access? Dynaloy responded that this site was the right size, many other sites too large for their use.

Don Bryson asked why they won't agree in the commitments to no level 4 chemicals. This leaves us open to having level 4 chemicals in the future and reactive chemicals. Dynaloy did not want to limit its R & D efforts in the future with restrictions.

Clint Fultz asked about the underground segment and was told that it was just a spill catch, no chemicals would be stored underground. The building would look like an office/warehouse with the front elevation being entirely like an office. No smoke stacks.

Then Clint asked what was in the Purdue report that changed the Staff's recommendation from support to deny? Karen Terrell replied that they felt the use was more appropriate for an I-4S use.

Pat Tutsie asked whether Dynaloy already owned the property or whether it was contingent on the zoning variance? She was told it was contingent.

Sheila Seleman reported the committee had decided to support based in part on Staff's support, however, with the reversal of staff's position now the committee felt it should oppose the petition.

Ed Sankowski called for a vote to not support the petition, Sheila seconded.

PTRA board members present voted 12 to 4 to not support this petition. Motion carried.

## VII Land Use – New Business

6520 – 6540 Shanghai Rd – 2004 – UV3-031 Crossroads Engineers requests approval of a subdivision plat to be know as Pikewood.

The Staff doesn't believe there are any commitments on that property. Hunter's Green, Huntington Estates are already zoned D-2. Pat believed it was zoned D-4, but can't find date.

Jeff Reisner, Urbahns Companies, said the plan was to duplicate the surrounding neighborhoods in type, style and size. He said they are trying to match the surrounding commitments and agreeing to preserve the perimeter trees.

68 x 107 ft lots

not manufactured homes

greater than 900 sq. ft.(prob 1200 ft single story, 1600 ft 2 story)

2 car attached garages

brick on front

\$125 - \$150,000 sales price range

Arbor Homes as Builder

The neighbors say their home values are a lot higher, also said that Arbor Homes does not build to the same standards as the surrounding neighborhoods.

Jeff R said the most recent home sold for \$159,000 in Hunters Green.

PTRA agreed to continue the hearing until Sept 8 while a subcommittee worked on it.

Clint suggested the 3 neighborhoods have 1 Board member assigned to them. Then that neighborhood subdivision could have committees of its own to make sure the neighbors

issues were being addressed. He also thought we should go on record as opposed until this was ironed out.

PTRA board members agreeing to serve on the committee were: Tim Lord, Nancy Dison, Don Bryson, Bob Matijka, Jeannette Robinson. VP Kevin Durcholz will chair.

One other issue regarding this property that was mentioned was drainage.

2.)8540 Conarroe Rd – 2004-UV3-031 William Jones requests a variance to operate a wholesale insurance brokerage, marketing and mail order business in a 1,008 sq. ft. basement of a single family dwelling.

Bill told us that the products he sells are to other insurance agents. He needs a variance because the current residential zoning only allows for 600 sq ft of business use in the home-based business classification.

Don Bryson reported that the neighbors oppose this petition because it is their belief that this will set a precedent in the neighborhood.

Eric & Kathy Burger, neighbors asked for a commitment of no signs and no exterior changes.

Jean Norwald, another neighbor, opposed the variance.

Pat Tutsie suggested that he not seek a variance, but ask for a special exception to the square foot limitation to home based business in the zoning.

A motion was made to oppose the variance. Seconded. The motion to oppose the variance carried.

There being no further business, the meeting was duly adjourned.