

Pike Township Residents Association
Meeting Minutes 10/13/04

Susan Blair called the meeting to order at 7:15 pm.

Quorum verified

- I. Board Minutes - Tabled until later in the meeting
- II. Treasurer's Report – \$1446.65 ending balance
- III. Announcements
 - Susan read an invitation to the Metropolitan Planning Organization – Development of Phase III, Pedestrian Planning meeting, Wednesday 10/20 at the Indianapolis Arts Garden, 20 N Meridian from 5:30p – 8pm. For more info call 639-3420 or IndyGov.Org/IndyMPO. Susan and Clint said they were going to go.
 - Susan gave us an update to the Community Development Summit, Sat 10/8 from 8am – 1p. It was interesting. We had focus groups to talk about what builds healthier neighborhoods and the detriments to healthy neighborhoods as well as strategies. Essentially Community involvement/participation #1 issue. Website: www.greatindyneighborhoods.org. The second issue was housing density.
 - Karen Terrell mentioned that there were Fall Fun Guides on the back table and told anyone who wanted to be put on her email distribution list to sign up in back.
 - Ike Randolph is accepting applications for Pike Township Man/Woman of the year for presentation in 2005. IkeforIndy.com
 - Ike Randolph's last town hall meeting for the year will be on Saturday. Indianapolis Builder's Association (BAGGI), Metropolitan Indianapolis Board of Realtors (MIBOR), Sheriff's Dept. will be there, 5943 N. Lafayette Rd, 9am – 11am
 - Update from Kite Development's funding of trees for Pike Township. This fall they will be planning large caliber trees and in April/May more tree planting at Northwest Way Park.

Land Use Old Business

Last month we heard about the development on Shanghi Road. It was approved. Also approved was Kite's sign variance and Phase II development. The OrthoIndy "internal directories" (signs) were approved as well.

There was a brief off topic conversation regarding language used in variance requests, i.e., conditions versus commitments. It was noted by the planning staff that the main difference is Commitments are enforceable by the neighboring organization while conditions are not. It was determined that we always want to

make sure the word “commitments” is used. We were also made aware that the phrase “off-premises advertising sign” was now being used to circumvent Billboard restrictions. It was suggested that both phrases should be used in commitments (“no billboard and/or off-premises advertising signs”).

The New Liquor Permits were covered. While we were discussing these, a question was raised regarding the Pool Bar at 4202 W 56th. We asked Karen to check with code compliance regarding an aerial that appears to be 400 ft from residential property. Also there were questions regarding how many tables this place had and how many machines (games) there were. Karen said she would have Claudio, Pike Zoning Inspector, check into it.

New Business –

8620 W. 82nd – Calvin Landscape, represented by John Moore. Current location at 1428 W. Henry. Wants to relocate business and residence on same property. Property has an existing vacant residence. He wants to construct a 40x80 ft outbuilding, site is heavily wooded and a gas line easement exists. It is directly adjacent to I-65 to the West. To the East is Eagle Creek Nursery & Dog Trainers; to the south there are residents. He has met with the residents and the owners will be supportive. Hoosier Orchid is to the North. No onsite Retail. Employees arrive in morning (now there are 18) and come back at the end of the day. There is one delivery/day. One CAD operator on site during the day.

It is currently zoned dwelling /Ag. Which can support greenhouse/nursery commercial uses, however, he needs a specific variance to have offsite landscape services. Mr. Calvin intends to do significant landscaping to improve appearance of property. Trucks will be stored inside buildings; cars will be parked beside the building along I-65. No truck maintenance; sharpening of blades is done at an outside shop. There are three mowers. Lighting not an issue since they unload and load in the mornings.

Clint recommends a committee for commitments. Staff report Denial, recommends better location for zoning of CI-D or I-2, more light industrial.

Move to approve petition w/no commitments – failed

Move to deny petition – tied

PTRA will continue petition and go to committee

Darrell Phillips, representative for BP America (old Shell Site on 86th St.) 1992 commitments specify Shell Oil Only. Would like to substitute National Large Oil Company Gas/Convenience Store like Shell or BP. There were questions regarding the signage. Mr. Phillips knew going in to discussion that we were going to ask for - no Beer, Wine or Liquor sales and was given permission to make that commitment.

Discussion tabled so Mr. Phillips could contact owners regarding sign Commitments. In the meantime, we had a presentation from the Fire

Department regarding the IndyWorks plan that Mayor Peterson has proposed. It was very informative and there was rebuttal from Beth White with the Mayor's office.

Mr. Phillips came back agreeing to stay with the No Pole Commitments already in place. A motion was made to support the petition to change the wording in the Commitments to BP or other National Large Oil Company with commitment of no pole signs and no Beer, Wine & Liquor sales. Written letter addressed to PTR, signed and agreeing to those terms, will be required prior to the hearing. Motion Seconded and carried.

Meeting adjourned 10:10pm