

Pike Township Residents Association
Meeting Minutes 2/09/05

The meeting was called to order at 7:11 pm by Susan Blair.

Quorum verified

Statement of Purpose skipped, Membership Benefits, Reminder to sign in, Annual Meeting in March, and Recognition of Ex-officio members, Ike Randolph, District 1 Councilman.

Board Minutes - September, November and January approved. January had a correction from Pat Tutsie. She indicated that it was Clint who thought that there was a provision in the 56th St. widening project for streetscape work. Pat corrected that there is no room for streetscape, but we might get a trail or sidewalk.

Treasurer's Report – No Treasurer's report

Announcements

Streamline publication (DPW) “connect program. Many Marion County downspouts and sump pumps incorrectly connected to sewers. If we need more info:

HYPERLINK "<http://www.indycleanstreams.org>"

www.indycleanstreams.org

or call mayors action center.

Crooked Creek W (CDC) seeking PTRA member to serve on their board. Bob Matejka offered to serve. Susan will email their contact info to Bob.

Petition 3500 DePauw Blvd is seeking a variance of use to provide for educational use.

3500 Sq. Ft. – should we hear it? Board agreed not necessary. Bob will contact petitioner to say we pass on hearing it.

Karen T announced that Tamara Tracy is working on a new sign ordinance. You can get your opinion on record by taking a survey at Indygov.org.

The 16th annual J Taylor symposium will be Wednesday, February 16th at IUPUI. It is a free faith based symposium. There will be a charge for lunch. Steven Goldsmith will be one of the speakers. See Karen T for more info.

PTRA received a letter from Fraternal Order of Police regarding the Indyworks proposal stating they do not support it.

Marion County Supreme Court Department has a “work program” continuing request for participation in the program. Misdemeanor criminals come and clean your neighborhood. It is supervised, free help.

Jeannette announced two upcoming meetings for MCANA. 2/19 from 9-11a at the North United Methodist Church, 38th & Meridian, the topic is safe pest controls. And then on 3/19, Tamara Tracy will be presenting her sign survey and Millard Wilkins will present “Saving our Neighborhoods.”

There is a question as to whether or not the various neighborhood organizations want to participate in Channel 16 offer to allow registered neighborhood associations to film 3-5 minutes telling what is going on in our various neighborhoods.

3923 N. High School Rd. - JRS Paint & Body has been continued to 3/1 and transferred to BZA 1.

Liquor Permits: We have three hearing dates. 2/7, 2/22, and 3/7. See attached lists.

PTRA has established an informal policy of standing against Beer, Wine or Liquor permits associated with Gas Stations.

Petition not yet filed – 6541 W. 71st St. Christian Scientist Church is interested in purchasing property. Eleanor Brewer, realtor, made emotional presentation regarding trying to sell Diana Keith's house. Ms. Keith's house is the third house on the West side of the street after the light. The rental house is rapidly deteriorating (Mr. Knawl) as well as the last house (Mr Hunan's) is deteriorating. There have been several commercial offers. Ms. Brewer's point was that they thought that a church would provide a better buffer to the remaining neighborhood. Sunday services most Sundays 10:30am – 11:30am and then Wednesday 7:30p-8:30pm. Tom Heckle, the architect, would incorporate part of the existing structure into the new building. 75 – 100 people. The city's gentlemen's agreement was to keep everything west of I-465 residential. Clint pointed out that Topic #3 on our agenda, (proposal for townhomes on northwest corner of 71st & Marsh Rd.) may have an impact on this property and perhaps we should table it for now.

1. 2004-ZON-147, 5201 W. 59th St. Davis Homes. Mary Solada – revised site plan. She passed out suggested commitments. Exhibit A attached. Originally zoned D6 for apartments 3 years ago. Then 1 year ago, townhomes were proposed for this site to be developed by Portrait Homes. Portrait Homes has now passed on developing this property, and Davis homes is requesting the zoning to be changed to Single Family D-5. They are planning an 85-unit subdivision. The committee has already met with them. Davis Homes will do the development themselves and this will not be a zero-down project. Harry Metzler as one of the adjacent property owners supports this proposal. Roberta McKenny, also a neighbor says this is 100% improvement over other proposals for this property. The lot sizes meet D-5 standards. The purchase price will advertise from the \$110s with an average of \$140K. (\$25-40K in option upgrades.) They will be developed all at one time. 20 floor plans in the "Best" Collection. 60% two-story homes. 85% FHA & VA financing. Susan expressed concern regarding foreclosure rates within Pike Township in the proposed price range. Staff recommends approval in general. Sheila's committee report indicated that they had met several times and yet could not support this petition due to price range, lot size, destruction of trees and foreclosure rate. Sheila moved to not support this petition and oppose it downtown with statistics on foreclosure rates. Jeannette seconded, the motion carried unanimously.

2004-Zon-171, 7102 Marsh Rd. City Centre Investments. Elizabeth Williams presenting, Bob Clutter, and Steve Scott. They have met with neighbors and committee. They are proposing a 12.27-acre development on the NW corner of 71st and Marsh Rd. A Church currently owns the property. CCI is proposing 80 units in 16 buildings. Attached garages, private streets to DPW standards. Townhome development. The elevation is too high (38 feet; 35 ft. permitted) and they will need a variance. Price point, \$190s average. 9ft ceilings. They have conversed with neighbors. Eric Huffman from Lakeside Woods HOA said they had a whole neighborhood meeting and all 24 neighbors endorsed this project. All they want to do is fine-tune the project. CCI will not put in any cell towers, or billboards (off-premise advertising signs.) Kevin Durcholz, Vice President/committee chair for this area moves to support with commitments drafted on

2/9 with a copy and site plan received before the hearing. Clint seconded, the motion carries unanimously.

VI New Business:

2005-APP-008, 8634 W. 46th St., MI Homes, Judy Wertz-Hall presenting. SMC developing these homes at the NE Corner of 46th and Raceway Rd. In 1999 this parcel was zoned PK2 to allow residential development of 91 homes by Pulte. In 2003 there was an approval of a petition to modify site plans and modify commitments, to remove common areas. The current proposal has large common area and increased green space. The proposal would like to go back to the 1999 commitments. They propose side load garages, specifying the “showcase” line of MI homes on the perimeter of the parcel. MI is willing to re-landscape the cleared areas near access points. Frank Hogan, Attorney, representing some area residents, has a letter of agreement of modifications. Mike from SMC pointed to the mounding commitments and adding more commitments to re-vegetate the utility clearings. The neighbors are concerned because what was actually filed (wording about vinyl sided homes) is not what their notification of hearing says. The neighbors are not clear about the legal requirements necessary to get zoning changes and therefore are not trusting the presenters.

The selling price would be about \$380k and above with \$50-100k in options. This is MI's top line of homes. There will be no vinyl siding on these homes. Judy is willing to fax the specific language regarding modifications to the site plan. Additional commitment that once buyers occupy 25% of the homes, MI will add a member from the homeowners to the Architectural Approval committee. The neighbors are aggressively against this proposal due to traffic issues and unwillingness to believe the developer regarding the no vinyl. Jeannette adds that it is irresponsible of us to take a position without all of the printed commitments in front of us to compare to the old commitments. MI states that its goal is to honor old commitments, improve the site plan, and add a MI top product. Judy agrees to send a copy of the commitments to everyone who was originally mailed a hearing notice. A move was made to support the revised commitments, Don Bryson seconded. Motion carried 9 to 4 in hand count.

Meeting adjourned at 10:50p