

Pike Township Residents Association
Meeting Minutes 11/09/05

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

Quorum verified

Susan announced Karen Terrell, Mayor's Neighborhood Liaison, would not be in attendance. Karen is on vacation.

- 1) August, September and October minutes tabled.
- 2) Treasurer's Report – None. Treasurer absent from meeting.
- 3) Announcements:
 - a) Invitation from Indiana Minority Health Coalition to see Sinbad on Tuesday, 11/15 at the Marriott Ballroom, 350 N. Meridian at 5:45p. \$100/each seat.
 - b) We received a letter from the FOP regarding consolidation of the police and sheriff's department, requesting our support against it. Letter available for those who would like to review it.
 - c) We received a letter from Crown Hill regarding families with members in the military. They have a Field of Valor community outreach program. Letter available for those who would like to review it.
 - d) Previous petition: 4407 Lafayette Blvd., the heating and air contractor proposal – approved.
 - e) Previous petition: 6239 W 46th St – Daycare – continued to 11/10/05. Susan will be there and encourages the neighbors to be there also.
 - f) Previous petition: 5107 Freyn – we will hear this evening.
 - g) Previous petition: 4002 N. High School – Nightclub – approved. It is Susan's belief that Mr. Kilmer pre-disposed the Board of Zoning Appeal against us by saying that the reason we opposed this operation was because it was Latino. Susan informed the board members that this was not the reason we opposed it; it is the use we are concerned about. Additional commitments were added at the hearing: additional security (one inside the premises and one out in the parking area), no more than 150 patrons at any one time; the dumpster will be enclosed within 6 months. Petition approved.
 - h) Previous petition: 3849 Bennett Dr. 6-ft front yard fence petition - petitioner withdrew - homeowner will taper the height to be in compliance.
 - i) Previous petition: 2730 Pomona Ct. The petitioner's attorney called to inquire how we felt regarding another continuance. This would put it to the Hearing Examiner hearing on 11/17 and at the MDC 12/21. Difficult time of year for a hearing. Susan attempted to convince the Hearing Examiner there wasn't a justifiable reason for a continuance, however, continuance was granted.

- j) Previous petition: 3902 Moller Rd. Petitioner was granted the variances to legally establish the existing barn/barb wire fence, and the use for a horse boarding and training facility. Was not awarded the variance for the addition to the existing barn, and the additional barbwire fence.
- k) Previous petition: 4281 N. High School Rd – Dow Market – we never received notice of petition; we requested a continuance with additional notice. No legal notice affidavit in city file. Petition continued until 11/17, Hearing Examiner. They are seeking a variance of development standards, a 2254 sq. ft. addition to a convenience store. Staff is recommending denial.
- l) We received a petition from a resident in New Augusta requesting a fence. This will be heard by the Administration of the Historic Preservation. Decided to pass on hearing this – the Historic Preservation board will handle.
- m) Petition received for 4529 W. 96th St for a variance of use to establish an auto rental business. This is close to Champion Dodge. Since there is no nearby residential area, we are passing on this one.
- n) We received an announcement regarding the Central Indiana Chapter of Community Associations Institute. 15th Annual Trade Show for Home Owners Association this Saturday from 8am – 12:30pm at the Fountains in Carmel, (formerly the Marsh supermarket).
- o) Susan and Bob Matejka had a short meeting this evening with Don Russell, Attorney, and Paul Clenden, representative for St. Vincent Hospital. Subject site is located on west side of Township Line Rd., north of Marquette Manor. Empty parcel located between two condo developments. They are proposing a transitional care facility to comply with new federal mandate. It needs to be at least 750 ft. away from the Hospital in order to move transitional care out of the hospitals. They will present to PTRAs at a later date.
- p) Jeannette reported on MCANA (Marion County Alliance of Neighborhood Association). Meeting third Saturday of every month from 9-11am at the North Meridian United Methodist Church. November – the Criminal Justice Planning Council will make a presentation. In December there will be no meeting. MCANA is still looking for a director from Pike Township for a two-year term. For more information, contact Jeannette.
- q) Pinnacle Media Billboards on I-65, broke a gentleman’s agreement limiting the number of billboards within the city. The Supreme Court ruled in favor of the City and the billboards will come down. There are two in Pike.
- r) Department of Metropolitan Development has proposed to raise permit fees so they can add 18 inspectors in the next 3 years. They also proposed issuing “Certificates of Occupancies” beginning in 2009 for both commercial and residential. Hopefully this will allow insurance rates to plateau due to increased inspections.
- s) There was a question on the floor from a resident asking whether or not the area of 38th and Moller is part of the Lafayette Square Area plan. The resident had heard that the zoning recommendation for that area had changed from D-2 to D-

6. Clint and Jeanette, who served on the Citizens Advisory Board for the updated Comprehensive Plan, reported the Comp Plan did not change. The Lafayette Square Plan may state a recommended change, however, we do not have a copy at our meeting to verify.
- 4) Liquor Permits – see attached list
 - (1) Jeannette said that all 6 BP cases were continued until Dec. 19th. She plans on being there and is seeking others as well.
- 5) Land Use – Continued Items
 - 1.) 2005- ZON – 845 and 2005 – VAR – 845 - 5107 Freyn Dr. – John VanBuskirk, Attorney, representing the Winnings. They are requesting a rezoning of one acre to C-ID to allow for a landscaping business. This property is near Kirby Risk and I-65. Committee met with them and came up with commitments. There was protracted conversation regarding other C-ID uses that PTRA did not want. Mr. VanBuskirk did not want to limit his client’s ability to sell it down the road. They offered the following commitments - no fuel dealers or stations, no laundry & dry cleaning, no fireworks or demolition businesses, no recreational vehicle dealers, no auto painting. Again the issue came down to do we support with the additional commitments or do we withhold support until we restrict to landscape only business. Staff is recommending approval of zoning, but not of variance. Mr. Van Buskirk is working with Staff to resolve variance issues. The residents in the area probably do not need PTRA’s protection. Sheila moves that we support this petition with commitment to landscaping use only. Bob M. seconds. Mr. Van Buskirk unwilling to commit the limitation of his client in this manner. Vote 6 to 8, motion fails.

Clint moves to support with current commitments, seconded. Motion carries 10 to 5. Hearing scheduled for 11/17, Hearing Examiner. Mr. VanBuskirk reports he will seek continuance in order to work with staff further.
 - 2) 2005-ZON-151, 4438 W. 56th St. Mr. Zaheer presenting. Momin Inc requests a rezoning of 1.68 acres to the SU-38 classification to provide for the construction of a community center. The committee presented the list of commitments. Only one neighbor in attendance and he is satisfied with commitments. Motion made and seconded to support petition with commitments. Tim L. abstains, motion carries unanimously.

VI. Land Use- New Petitions

- 1) Change on agenda; item number 3 - 2005-ZON-150, 5945 W. 84th St. (Amended). Mary Solada, Attorney, representing petition. Ortho Indy physicians voted to withdraw this petition. No action taken.
- 2) 2005-VAC-848 & 2005-APP-848 – Approximately 56th and Raceway. Although the petition has not yet been received to date, Hastings Trace neighborhood is requesting a vacation of public right of way (street), which would allow them to gate the community, and a request to modify the

commitments made with the original rezoning of the property. Mike Quinn, Attorney, representing client, Elizabeth Williams presenting. This is a nine-plot subdivision with fewer than nine homes. Their main issue is security. They already are responsible for snow removal. The only question from the floor was from Steve Jones, Pike Fire Dept., asking how they would maintain the road to support fire-fighting equipment. It was pointed out that it was in their own best interest to make sure the roads were in sufficient condition to allow emergency vehicles access to the homes. Clint voiced he thought we needed more gated communities in Pike because it keeps affluent residents in Pike. Clint moved to support this petition. Seconded. Motion carries unanimously. The hearing is 12/8

(Susan welcomed Greg Bowes, City-County Councilor, District 7)

- 3) 2005-APP-140, 8851 W. 42nd St., Indiana Land developments came before us to introduce a site plan and are seeking a committee to work with them on developing commitments. They are proposing about 100 units of town homes, not apartments that would compliment Eagle Creek. The neighbor present was very opposed. Clint pointed out that it is already zoned for multi-family housing and they could build it tomorrow if they built it to the previously approved site plan. A committee was formed including the neighbor, Carolyn Mitchell. Don, Tim, Pat, Bob agreed to serve on the committee. Mark's district; he will be chair.

Meeting Adjourned 9:15pm.