

Pike Township Residents Association

Meeting Minutes 3/8/06

Susan Blair called the meeting to order at 7:02 pm.

Quorum verified

Susan read PTRA's Mission Statement. She reminded attendees to sign-in. Sign-in form on the back table. She identified items on the table including board member roster; reviewed how to become a PTRA member or a board member; gave website address. Karen Terrell, Pike Township Liaison to the Mayor's Office, was introduced. Acknowledged elected officials in attendance.

1) Presentation – Robert Saunders, President of Pike Township Firefighters Local 416. He spoke on the proposed consolidation of the Township Fire Departments into the Indianapolis Fire Department.

2) Annual Meeting – Election of Board Members and Officers

Slate of District Vice Presidents and Officers:

- District 1: Don Bryson
- District 2: Vacancy, Don Bryson volunteered to cover both District 1 & 2.
- District 3: Kevin Durcholz
- District 4: Clint Fultz
- District 5: Mark Jakubovie
- District 6: Sheila Seleman
- President: Susan Blair
- Treasurer: Fran Clarke
- Secretary: Katherine Ritchie

Jeannette moved to close nominations, seconded and carried.

Jeannette moved to accept slate, seconded and carried.

3) January and February Minutes tabled.

4) Treasure's Report – no report available this month.

5) Announcements:

- a) The daycare at 46th and High School was continued pending a new hearing date either 4/6 or 4/13.
- b) We have no further information on the proposal regarding Townhomes at 42nd St. and Raceway.
- c) The petition for Tiffany Lawn & Landscape was denied. They have refiled for a waiver of time requirement. The hearing is 3/14. Our support was contingent on Tiffany's meeting Staff's recommendation. PTRA won't hear it again. Staff Report in the file lists the requested conditions of Staff.
- d) Karen Terrell has no announcements.
- e) We recognize Greg Bowes, District #7 City-County Councilor. He announced that the noise ordinance has passed and signed into law. It includes no trash pick up between the hours of 10pm and 7am. To report a violation, the

requirements include a provision that the complainant speak to the violator to give them an opportunity to correct the violation. To report a violation, call the Mayor's Action Line, 327-4MAC.

- f) Jeanette – reporting on MCANA – March 18 – DPW will discuss the Stormwater Management and Correct Connect Issues. The April 15th meeting may be a presentation from the Firefighters. In May, Karen Terrell's supervisor, Mayor's Liaison to Neighborhood Services, Kevin Sifferlin, will be speaking. MCANA still looking for 2 directors from Pike.
 - g) Daau's (Dow) Grocery on High School Rd. has been continued again. They still need to file an amended petition.
- 6) Liquor Permits – see attached list
- Jeannette reported - 7 & 11 at 56th & Lafayette Rd. and the BP at 86th Street and Northwest Boulevard are requesting 2-way (beer and wine) permits. They go to the Liquor Board on 3/20.

7) Land Use – Continued Proposals

1.) 2006-ZON- 805, 2006-APP-805 (Amended) 8000 & 8080 Township Line Rd – St. Elizabeth Ann Seton Hospital, Don Russell is presenting. They are requesting a rezoning of 10.78 acres to the HD-1 classification to provide for long-term acute care hospital. Current zoning is HD-2. The amended petition requests approval to provide for the construction of a 64,000 sq. ft. two-story hospital building with 153 parking spaces. The Hearing date is 4/13/06.

Currently this hospital is operating within the facility of St. Vincent's Hospital on 86th St. New legislation is requiring separation of long term care from the hospitals. This proposed new hospital will have a max. of 84 beds, but will begin with 74. This will be for acute illnesses not intensive care. Currently zoned HD-2 which supports hospitals but does not allow for hospitals. There will not be a lot of traffic and what is anticipated will be scheduled daytime ambulance transfers, visiting hours, and employees. 64,000 sq. ft. over two floors; minimal signage.

Mr. Russell addresses some of the adjacent residents concerns during their required public meeting. The first of which is the oxygen tank. They are required per regulations to have an eight day supply of oxygen. The oxygen and air intake unit will be painted to match the building. The buffer between the residents to the north and the proposed hospital will be landscaped with ten, 12 & 15 ft. Spruce trees on a 4-ft. mound. The residents requested sidewalks be constructed along the road frontage.

Mr. Russell explained that the road is scheduled to be widened and they do not want to install sidewalks only to have them destroyed during the street widening.

Additionally, adding a sidewalk may require removing trees in the corner of the south property. They would rather avoid the removal of the trees.

Mr. Russell presented 17 commitments. – see attachment.

Another resident voiced his concern about the air handling units and the noise. Mr. Russell indicated it is projected the sound would reach 56 decibels at the property line and the homes were even further away.

A resident asked if the Oxygen tanks were a concern for the fire department. Steve Jones, representing Pike Fire, indicated that they pose no concern to the fire department.

Someone asked what is proposed if they do not get this zoning approval? Mr. Russell indicated the property would probably be used to build a 3-4 story office building of hospital support services which would require a large parking lot to accommodate approximately 700 vehicles.

City Staff is leaning towards a recommendation of approval. Susan reviewed the zoning hearing process to visiting residents. She suggested to the residents they may desire to attend the hearing.

Nancy moved to support with commitments, Ed Seconded. Motion carries 14 to 4. Ed motioned to seek a continuance of the hearing. Nancy seconded it. Motion fails 8 to 9. The next St. Vincent's required public hearing will be 3/15 at 7pm in the Pike Government Center.

2) 2005-UV2-047 4202 W. 56th St – Stephan and Kimberly Outlaw request a variance of use to provide for a night club (not permitted) and an amusement arcade (not permitted) within a 5,760 sq. ft. tenant space of an existing commercial building zoned C-3. The Outlaws propose this club will only play Christian music.

The fire code variance has been approved by the State Fire Board. The Outlaws will be required to install a fire detection system; this system if activated will stop the music and turn on the interior lights. The occupant load has been reduced to 299. Because the ordinance does not define different types of night clubs, City Staff is requesting 24 additional parking spaces to meet the ordinance requirements. Staff is recommending Denial because:

- a. It uses two tenant spaces and the recommended use suggests that it is not appropriate for a neighborhood services use property.
- b. The variance in daily needs versus traffic.
- c. 24 parking spaces short.
- d. The proposed use would provide for future indication of increased intensity uses.
- e. Zoned C-3, community neighborhood services.

Mike Wolley is in support of the petition. He said the concept is new and people typically don't like new ideas, but he believes PTRAs should support this concept because it is good for Pike residents.

To address some potential concerns, Kimberly Outlaw said that "Adult Entertainment" is perceived as sexually oriented. The Praise Place offers an alternative adult entertainment of a religious theme. They originally wanted 6 pool tables, but have agreed to 4 max.

A resident indicated he supports the Praise Place as both a resident and Pike business owner.

Greg Bowes asked if the variance would stay with Praise Place? Yes. He commented that the intensity of use problem would not apply every night. He also wanted to know what share of the existing parking lot was needed? They responded they had 82 spaces and the city ordinance standards recommends 106.

Sheila moves to support the proposal with commitments. It is seconded and passes.

3) 2006-DV2-006 Wal-Mart at 4519, 4545, & 4555 Lafayette Rd. Wal-Mart is requesting a variance of development standards to allow for the separation between groups of trees used for landscaping to be 155 feet (min. separation of 89 feet permitted) and without landscaping adjacent to I-65 (landscaping required). Current zoning is C-5. Presenter is Joe Calderon.

Joe explained that the problem is because of a utility easement, the distance between the groups of trees ends up being too far. Additionally, Staff has an issue about 12 parking spaces too few because they believe the site will be an integrated shopping center. They have enough trees, they are just not spaced as code requires.

Susan commented that Wal-Mart on 86th Street has not been a responsible neighbor. She highlighted the problems the area has with trash and abandoned shopping carts. She spoke as a neighbor and resident of Pike.

Nancy moved to support; seconded. Motion carried, no commitments.

6. Land Use- New Proposals

2006-UV2-005, 9211 Moore Rd., Traders Point Farm Organics, Inc. (aka Trader's Point Creamery). They are requesting a variance of use and development standards to provide for a restaurant use (not permitted), with processing and production of dairy products on the site (not permitted), within an existing 2,700 sq. ft. barn, and a variance of development standards of the sign regulations to legally establish a 5 ft. tall, 40 sq. ft. pylon sign (not permitted). Current zoning is D-A (FF) (W-1) (W-5). Presenter is Gregory Zubek. Staff will seek a continuance until 4/18.

The Comprehensive Plan calls for Park Use. The Creamery can be thought of as park-like – green space. The variances will be specific to TPOF, Inc. One of the Moore Road residents is requesting commitments. Steve Jones, W. 86th HOA VP, said their neighborhood is fully supportive of these variances.

When questioned about fire issues, they replied that they have complied with everything except one item which is being worked through. Don is forming a committee to meet at the site. Nancy, Kevin, Mike volunteered to serve. Area residents are invited to participate.

Another resident, Jerry Baker, cautioned PTRAs about setting precedent and reminded PTRAs that they had not supported his request for variance earlier based on not wanting to set precedent.

Being no further business, meeting adjourned 11:10pm.