

Pike Township Residents Association  
Meeting Minutes 4/12/06

Susan Blair called the meeting to order at 7:14 pm.

Quorum verified

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

PTRAs policy on presentation timing was reviewed. The petitioner would be given 15 minutes to make their presentation, the residents would be given 15 minutes to ask questions and make statements.

- 1) Susan recognized elected/appointed representatives, as well as office candidates for the upcoming election who were in attendance: Phil Hinkle, State Representative, Barbara Hurst, Pike Township Assessor, Andy Hensel, Board Member of BZA II, Donna Edgar, candidate for Marion Co. Clerk, Joyce Sutton, candidate for Pike Township Trustee and Greg Bowes, City-County Councilor-District 7.
- 2) January, February, and March Minutes tabled.
- 3) Treasury Report – Fran is out due to tax season but sent a report:

As of 1-2-06	\$1,587.18
Deposits	\$365.00
Withdrawals	\$140.78
Balance as of 4/11/06	\$1,811.40

- 4) Announcements:
  - a) PTRAs in conjunction with the Pike Township Educational Foundation are hosting a Forum for School Board Candidates on Tuesday, April 25<sup>th</sup> at 7pm at Central Elementary.
  - b) Karen Terrell, the Mayor's Liaison to Pike Township can't make it this evening. If you need to contact her, Karen can be reached at [kterrell@indygov.org](mailto:kterrell@indygov.org) or by calling 327-5157.
  - c) We received a request from Karen Horseman who is running for Superior Court Judge. Karen desires to address our organization. Unfortunately, we can't accept such a request without inviting all candidates for that office.
  - d) City Councilman Ike Randolph, District 1, has a Town Hall meeting on Saturday, April 29<sup>th</sup> at 9am at Robin Run Village.
  - e) PTRAs received a letter from Judge Stoner, announcing the availability of community work service projects with non-violent offenders (example: clean-up

of neighborhoods). Last year's results were 146,000 hours of community work worth \$750,000 of benefit to the Marion County community. The workers are supervised. If you would like more information, contact Georgette Simms at 327-8258.

- f) Previous Cases – from February – 7202 Lafayette Rd. Poll Barn. Susan spoke with the homeowner extensively. He attended the hearing and requested a continuance. Since then he has put the home up for sale. It is anticipated the petition will be withdrawn.
- g) St. Elizabeth Ann Seton Hospital's hearing is tomorrow. We have received the requested revised commitments. Susan will attend the hearing to verify the appropriate commitments are entered into record.
- h) 4202 W. 56<sup>th</sup> St. – Praise Place variance approved.
- i) Wal-Mart's variance request for the Lafayette/Georgetown Rd. store was approved.
- j) 9211 Moore Rd – One committee meeting held. Planning staff is continuing from 3/21 to 5/16.
- k) 4343 W. 62<sup>nd</sup> – Storage Facility – no further information received. Petition has not been filed.
- l) W. 46<sup>th</sup> Daycare – Scheduled for hearing tomorrow. Mr. Kais called, has new site plans and new elevation. Mark contacted the Planner on this petition. PTRAs will not seek a continuance; Staff has indicated they may.
- m) Jeanette – reporting on MCANA –The 4/22 meeting moved because of Easter. Kevin Sifferlin, Administrator of Neighborhood Services, will be guest speaker. Kevin is also on the Mayor's Action Committee. 5/20 meeting - topic - discussion on the Fire Department Consolidation both the Pros and Cons (tentative). MCANA still needs directors from Pike to serve on the Board.

5) Liquor Permits – see attached list

Susan announced that the alcohol permit request for the BP at 86<sup>th</sup> and Northwest Blvd has been withdrawn. Karen, Claudio, and Claudio's Supervisor all assisted with the resolution. PTRAs had a letter from BP committing to no alcohol sales. While this commitment was not entered into record at the public hearing, the letter was sufficient for the Code Enforcement Division to not issue a zoning affidavit. The affidavit is a requirement for alcohol permits.

Jeanette announced that the state alcohol law continues to need a revision defining grocery stores. Rep. Hinkle and other representatives voted to send Bill #1250 to the Senate that defines a grocery store. It received bi-partisan support in the House. The Bill did not make it to a Senate committee.

6) Land Use – New Petition

2006-UV3-008 5490 Georgetown - Enterprise Park requests a variance of use to provide for live entertainment (not permitted) in a suite addressed as 5530 and 5534 Georgetown Rd.

Mitch Sever presented. The tenants leased under the impression they could have live entertainment. They have made many improvements. A wall has been erected that separates the Bar from the Restaurant. Also sound absorbency material has been added on the west walls; front windows have been visually screened. Willing to commit to employing security for the parking lot from 9pm – to 1 hour past closing. They will limit the variance to current occupant.

Clint asked about the fire codes. They said they are in compliance. They are planning a 20x20 sq ft dance floor, DJ and Live Band, 9pm – 3am on Friday and Saturday. Per Councilor Bowes – even after they were told no live music, they did it at least one more time. This is a sub-lease – current zoning violations, those run with the property not the lessee. Petitioner is owner of property (entire strip center). The Comprehensive Plan recommends C-3 zoning, neighborhood services. Staff has not filed a report to date.

The problems are being passed along from one tenant to the next. The owner needs to address problems before the negative impact escalates.

Don moves to Oppose, Paul seconds. Motion carries unanimously.

- 2) 2006-UV2-009 4751 Century Plaza Rd. Healing Streams Word and Worship Center requests a variance of use to legally establish a religious use (not permitted). Current zoning is C-4. Presenter is Paul Bateman. Former Loews Theatre site.

Healing Streams has been a tenant in the building up until 12/30/05 when Sid Eskenaza (sp) deeded the building to them. The Kingdom Center takes its mission from Isaiah 61. Good information to transform peoples lives. Transforming people = revitalization zone to be an asset to the community in the Lafayette Area Creed Zone. The Kingdom Center will house a Worship Center, Community Development Center, skill development programs, employment assistance, Latino & Family Outreach, Learning Center with computers and library, offer camps, holy ground ministries for drug and alcohol rehabilitation, and Upon This Rock Productions. They are currently offering food and clothing services. Clint, as a close property owner, indicates this request is probably the best use for the building. He moves we support the request as long as the petition remains as a variance and not a rezone. The Lafayette Square Area Coalition requests the variance apply only to the church. Healing Streams agrees.

Clint moves to support with commitments, Betsy seconds. Motion carries unanimously.

- 3) 2006-DV2-010 4100 Moller Rd. Jack and Sara Gambs request a variance of development standards to provide for construction of a pole barn. PTRAs continued to 5/16 - will hear in May.

4.) 2006-APP-044 7001 W. 56<sup>th</sup> St. Indianapolis Colts, Inc. requests PK-II approval to provide for construction of an addition to the Colts training complex. Presenter is Steve Granner and Nick Davis. PK-II classification requires any additions, remodels, changes, go through a new petition process. Susan inquired if the city remains the owner of the land? Do the Colts still have tax-abatement on this property? Granner and Davis did not know. They showed us the improvements to the front elevation and where the additional training spaces are proposed.

Mark moved to support with no commitments; second was made Motion carried unanimously.

5.) 2006-DV3-013 5750 W. 86<sup>th</sup> St. – Kite, West 86th Street, LLC, requests a variance of development standards to provide for the construction of a 4,135 sq. ft. bank with 19 stacking spaces before the final drive-thru components (max. 30 stacking spaces required). Presenter David Kingen is representing Fifth Third Bank. Current zoning is C-S. They will have a surplus of total parking spaces. Mr. Kingen suggests that the ordinance is outdated. Customers are not willing to wait in a bank line for an extended period of time. Paul had a question on traffic patterns. Discussion over angling the parking spaces pursued. Clint suggested we take no position. Paul Satterly presents a suggested site plan with angled parking and traffic flow pattern. Don moves to support with amended site plan (Paul's amended plan). Clint seconds. Motion carries unanimously.

6.) 2006-DV2-008 9140 Lafayette Rd. Susan Miller-Hall requests a variance of development standards to provide for the construction of a single-family dwelling on a lot without access to a public street (not permitted), and to legally establish a single-family dwelling on a second lot with a street frontage and lot width at the required setback of 80 feet (min. 125 ft of frontage req.; min. 250 ft lot width required) without direct access to a public street (not permitted), with a zero-ft north side yard setback (min. 30 ft setback required.) Current zoning is D-A. Presenter is David Kingen.

These lots were separated 25 years ago by meets and bounds. They have not been platted. The proposed residence is not the same size or value of current homes. Jeannette says this request poses the risk of setting precedent because we had a similar case on Lafayette Rd that we did not support. She suggests we take “no position.” Staff has not yet taken a position. Ms. Miller-Hall is willing to commit to one building on the lot.

Don moves to support with commitment of one home built on lot 2, Ray seconded. Motion carries.

7.) 2006-ZON-017 4281 N. High School Rd. Dow Market; George Daau requests a rezoning of .804 acre from C-S (F-W) and C-1 (F-W) to the C-3-C classification to provide for corridor commercial uses. Presenter is David Kingen. Mr. Kingen suggests this request is basically for corrective zoning. Mr. Daau desires to rezone to allow retail uses. Staff is supportive because it would eliminate long term possibility of residential use. There are six commitments which are attached. Site originally constructed as a Village Pantry in 1973. Mr. Daau has owned it for 8 years. He has put a new front façade on the building and resurfaced the parking lot.

Ray moves to support with commitments, seconded. Motion carries.

Meeting Adjourned 11:10pm.