

# PIKE TOWNSHIP RESIDENT ASSOCIATION

## MEETING MINUTES

### MEETING DATE AND TIME

Date of Meeting: May 14, 2025

Time of Meeting: 7:00 pm

### MEETING LOCATION

Location of Meeting: Pike Township Government Center  
5665 Lafayette Rd

### ATTENDEES

Board Members: Dawn Barringer, Mark Jakubovie, Tracy Kubly, Ed Locke, Tim Lord, Janice McHenry, Mark Nordmeyer, Ron Rodgers, Lillian Rucker, Mitch Sever, Tim Sherer

Honored Guests: Officer Ryan Deakin, Joseline Medina, Honorable Doug Stephens, Small Claims Court Judge

#### I. Welcome

- a. Call to Order – 7:10 pm, Susan Blair
- b. Noted resources available on back table
- c. Reviewed membership fees and PTRAs Introduction
- d. Explained PTRAs Board decisions serve as recommendations only but are highly regarded by the governing agencies
- e. Reviewed housekeeping policies
- f. Recognized elected officials, city personnel, and community representatives in attendance
- g. Confirmed a quorum of board members has been met for this meeting

#### II. IMPD Report – Officer Ryan Deakin

- a. District Task Force Meeting – 6pm on Jun 12<sup>th</sup> at district HQ. Subway, snacks, drinks provided.
- b. End of School events ramping up.
- c. Review of the car show. Fantastic turn out. Planned for 800 – 1,000 attendees. It had close to 6,000 people and 2,500 to 3,000 cars go through. Excellent event. Did cause traffic issues in the area. Thinking ahead for next year. Different than the Cruise with a Cop car show which they will still do.
- d. Best way to follow IMPD is social media and attending PTRAs meetings.
- e. Mail crimes – mail being taken from mailboxes. Big incident in April...suspect knew when Indy 500 tickets were mailed and was targeting mailboxes. Tips? Cameras are very helpful, i.e., doorbell cameras, security cameras.

#### III. Pike Library – library management will allocate resources elsewhere. The Pike Public Library report removed from meeting agenda.

#### IV. Mayors Advocate Report – Joseline Medina

- a. Spring Fiscal package – proposal#164. Appropriates \$27.2m in add'l supplemental income tax revenue to various city/county departments and agencies to improve quality of life in Indianapolis neighborhoods. Details can be found on [Indy.gov](http://Indy.gov). Final vote – Jun 9<sup>th</sup>, 2025.
- b. Tuesday Ten – Ch16. Outlines ten things going on during the month.
- c. Mayor Hogsett's 2025 Project Indy – youth (16 – 24 years old) job initiative with location based online portal. Text PROJECT INDY to 317.659.9657 or visit [projectindy.net](http://projectindy.net) for more information.

Minutes submitted by: Tracy Kubly

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- d. Indianapolis Dept of Metropolitan Development Plan announced updates coming to comprehensive plan. To update the pattern book and land use map. Last update in 2019. Public feedback opportunities will be available through various meetings at multiple locations throughout the county. County wide meeting: 5:30pm – 8pm at Martin University on June 30<sup>th</sup>. Pike Township meeting – 5:30pm – 8pm at the International Marketplace on June 18<sup>th</sup>. The DMD plans to offer more opportunities in early 2026.
- e. Request Reminders – we are in Graffiti Season until November. High Weeds and Grass Season started this month.
- f. .Maps tool – Department of Business and Neighborhood Services. Shows street closures, drainage projects, and IMPD Strategic Plan feedback.
- g. Much of the information provided is available in Joseline's monthly newsletter. Email her to subscribe.
- h. IMPD Strategic Plan – This five-year plan is designed to guide the future of the Indianapolis Metropolitan Police Department. It will lay out a clear vision, set meaningful goals, and provide a path forward that strengthens public safety while also supporting the needs of our officers, professional staff, and the Indianapolis community. The goal is to build a safer, more connected city—together.
- i. Encouraged residents to continue submitting pothole requests followed by a resurfacing request if the street has numerous filled potholes in the same area. Residents can send Joseline requests with the case number and she will follow up to ensure the request is being handled.
- j. 8620 Green Braes South Dr – continued issues since 2014 to no resolution.
- k. Overgrown weeds and grass in medians and cloverleaf need to be addressed. Poor visual for many out-of-town visitors. Sidewalks needing repaired or replaced that are not being addressed. Send information to Joseline.
- l. Working on the Indy Request app to improve user functionality.
- m. Trash cans – Lake Shore Recycling Systems is Indy's new vendor from Illinois. Still working out the logistics of trading out cans with the existing ones. Target is 2026.

### V. Announcements, Plat Reports and Correspondence

- a. Plat Reports - **Liberty Creek** – resident requesting to amend the plat to add on to home. Susan continued hearing pending communication with the HOA.
- b. **7612 W. 93RD St.** – 2025-DV1-014 – James Christie II & Asako Christie request a variance of development standards to provide for the construction of a pole barn within the front yard of W. 93rd St. and Fanchon Dr. (not permitted). Current zoning D-1 (dwelling). Council District I. Hearing continued by Staff and PTR A to 5/6/25, BZA I. Chairperson is Mark Nordmeyer, PTR A Vice-President, District I. - **PETITION WITHDRAWN**

### VI. Minutes of April 9, 2025 Meeting

- a. Confirmed board received and reviewed – no changes.
- b. **ACTION** – Tim Sherer made a motion to accept the minutes as written. Mitch Sever 2<sup>nd</sup> motion. Motion carried unanimously. Tim Lord to upload to website.

### VII. Alcohol Permits

- a. **4202 West 56<sup>th</sup> St.** – Taqueria Mexicano Del Barrio. Full-service restaurant. Beer and Wine only application.

### VIII. Treasurer's Report – Dawn Barringer

- a. Cash - \$3,480.76
- b. Dawn will question bank on service charges that appeared on the most recent statement.

### IX. Land Use Petitions

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- a. **5451 Moller Rd.** – 2025-UV1-006 Maribel Morales Picon requests a variance of use to provide for the storage of two food trucks (prohibited) with a gravel parking area (parking areas must be paved). Current zoning is D-A / D-P (dwelling-agricultural / dwelling-planned unit development). Council District 6. Hearing continued by PTRA to 6/3/25, BZA I. Presenter is David Dearing. Chairperson is vacant – PTRA Vice-President, District VI.
- i. Residents were very resistant to the idea of food truck storage.
  - ii. Residents say they are visible from the street even with a privacy fence and parked behind the house.
  - iii. There is concern about increased rodent infestation in the area. Two residents in the neighboring community broke their lease and moved out shortly after moving in due to a mouse issue.
  - iv. Very bright lights pouring over the property lines. Propane tank and camper in the yard.
  - v. Food is provided by a restaurant but has security concerns when leaving the truck on the business lot. Residents argue the trucks should be on the business lot. Self-storage facilities that offer outside vehicle storage was suggested as an alternative.
  - vi. Mr. Dearing argued the trucks would not be seen any more than school buses or delivery trucks daily, but residents argue these don't park.
  - vii. No proof of benefit to the neighborhood.
  - viii. The Staff Report hasn't been published yet.
  - ix. **ACTION** – Ed Locke made motion to oppose the variance request. Mitch Sever seconded the motion. Motion carried unanimously.
- b. **3801 N. Raceway Rd.** – 2025-MOD-006 D.R. Horton-Indiana requests modification of commitments and site plan related to 2024-ZON-023 to modify commitment 2, to provide that rental units would be permitted on lots which are subject to a mortgage insured or guaranteed by the Federal Housing Administration (FHA), the Veteran's Administration (VA) and/or the United States Department of Agriculture (USDA) (previous commitment requires the HOA to approve rental of units within the neighborhood, with a restriction that a max. of 20% of the units may be rented at any one time). Current zoning is D-6 (dwelling). Council District 11. Hearing continued by PTRA to 6/12/25, Hearing Examiner. The presenter is Brian Tuohy. Chairperson is Mark Jakubovie, PTRA Vice-President, District V.
- i. Big concern that it will turn into a rental community. Restrictions would keep a development company from buying a large number of units.
  - ii. Homes purchased with one of these loans would not be impacted by the rental restrictions.
  - iii. **ACTION** – Mark Jakubovie made motion to support the change in language to the commitments. Tim Sherer seconded the motion. Motion carried with a 6-3 vote. Brian to send amended commitment.
- c. **7841 Michigan Rd.** – 2025-MOD-005 Las Palmas Supermercado LLC requests modification of development statement related to petition 94-Z-42 to modify commitment 5 to allow a grocery store (current commitment prohibits grocery or convenience stores). Current zoning classification is C-3 / D-5 (commercial and dwelling). Council district 1. Hearing continued by PTRA to 6/12/25, Hearing Examiner. The presenter is Meghan Binkerd. Chairperson is Ed Harper, PTRA Vice-President, District IV.
- i. Parking was a concern which prompted the initial restriction.
  - ii. The current rental space has been split into two smaller spaces. Hence, the store won't generate the same level of traffic.

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- iii. **ACTION** – Mark Nordmeyer made a motion to support the amendment of the commitment allowing a grocery store up to 3,000 ft. Tim Sherer seconded the motion. Motion carried unanimously.
- d. **8302 Michigan Rd.** – 2025-MOD-003/2025-VAR-003 (No presentation-discussion only) Halle Properties LLC requests modification of commitments related to 95-Z-172 and 96-Z-216 to modify commitment 2.h. for a freestanding sign on an out lot (previous commitment permits wall signs and prohibits freestanding signs for out lots). Variance of development standards to provide for an eight (8)-ft. tall freestanding monument sign, being the fourth freestanding sign within 300 feet along Michigan Rd. (min. 300-ft. separation between freestanding signs required). Current zoning classification is C-S (commercial special). Council district 1. Hearing continued by PTRA to 6/12/25, Hearing Examiner. Chairperson is Ron Rodgers, PTRA Vice-President, District II.
  - i. The business already has two large wall signs. Questioning the justification of a need for a monument sign which could impede driver visibility.
  - ii. Susan to reach out to staff and find out which way they are leaning toward and PTRA will go from there. This petition will be on June's meeting agenda.
- e. **7835 Woodland Dr.** – proposed redevelopment of vacant building. The presenter is Tom Cooler. **Preliminary Proposal**
  - i. Industrial area. Working with Chip Ganassi (neighboring building) on the development of the project.
  - ii. Reviewed the intended renovation project. Green initiative to "hide" areas from the streets to keep the property aesthetically pleasing. Need to add about 7,200 sq ft and overhead doors.
  - iii. Truck traffic would be pickup trucks, maybe 20 a day between 5:30 and 9am.
  - iv. Will need a variance for the loading in the front, trash containment area, and the additional 7,200 sq ft.
  - v. Chip is in support of the project, with the intent of working something out for the parking area.
- X. Meeting adjourned at 9:55pm – Susan Blair
- XI. Next Meeting
  - a. June 11, 2025 @ 7pm  
Pike Township Govt Center