

PIKE TOWNSHIP RESIDENT ASSOCIATION

MEETING MINUTES

MEETING DATE AND TIME

Date of Meeting: September 10, 2025

Time of Meeting: 7:00 pm

MEETING LOCATION

Location of Meeting: Pike Township Government Center
5665 Lafayette Rd

ATTENDEES

Board Members: Susan Blair, Jose Evans, Ed Harper, Ed Locke, Tim Lord, Mark Nordmeyer, Ron Rodgers, Lillan Rucker, Mitch Sever, Tim Sherer

Honored Guests: Officer Ryan Deakin, Senator Ford, Annette Johnson – Pike Township Trustee

I. Welcome

- a. Call to Order – 7:03 pm, Susan Blair
- b. PTRAs Introduction and housekeeping policies
- c. Recognized elected officials, city personnel, and community representatives in attendance
- d. Confirmed that a quorum of board members has been met for this meeting

II. IMPD Report – Officer Ryan Deakin

- a. A District Task Force Meeting on intimate partner violence – Sept 11, 2025 @ 6pm
- b. Community Day and Car Show – Oct 4, 2025, 8am – 2pm
- c. The NW District participated in the 100th Annual Riverside Parade and gave out about 150-gun locks.
- d. New VIN Check procedure – residents now need to bring their vehicles requiring a VIN inspection to the district headquarters on a specific day. Wednesday will be the day of the week for the NW District. Officers will no longer respond to the residents' homes unless the vehicle is inoperable.
- e. Lafayette Bridge Closure – no update. The bridge was closed for safety reasons. Since the repairs were not in the 2025 budget, it will likely be closed indefinitely. As a bridge over the interstate, it is the responsibility of the state.

III. Mayors Advocate Report – Joseline Medina (unable to attend. Sent email of information)

- a. Tim Sherer, with INRC, has been conducting a traffic study in the Saddlebrook Neighborhood for determination of installing speed bumps. City ordinance requires speed bumps be temporary, they can go down April 1st and be picked up by October 31st, in time for snow plows.

IV. Announcements, Plat Reports and Correspondence

- a. **8606 Lafayette Road** – Plat report - NW corner of intersection. Subdividing 6.1 acres into 3 lots. Case went to hearing on Aug 13.
- b. **8752 Michigan Road** – Plat report - Michigan Rd Shops. Subdividing 8.191 acres into 2 lots. Case was heard today (Sept 10).
- c. **5600 W 86th Street** – Plat report - Marathon Petroleum. Subdividing 81.68 acres into 2 lots. Case was heard today, includes a waiver of sidewalks along 86th St.

Petitions not heard by PTRAs due to benign requests:

- d. **5420 Rockhampton Court** – variance for accessory building setback.
- e. **8760 Crown Point Road** – variance for front yard building.
- f. **Marquette Manor Expansion** – petition to expand its community center, construct an assisted living structure, and five, 3-story condominium buildings.

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- g. **Causeway Project Funding** – PTR A was requested to reaffirm and increase a previous \$250 approval to \$300 for paint. **Action:** Ron Rodgers made motion to approve the request. Mark Nordmeyer made the 2nd motion. Motion carried.

V. Alcohol Permits

- a. **United Skates of America** – seeking a beer & wine permit. Case went to hearing Sept 2; unless it was continued, it may have moved on to the state. (Case was continued and subsequently withdrawn).

VI. Treasurer's Report – no report.

VII. Old Cases

- a. **4765 W 71st St** (contractor) – the request was withdrawn. Susan hopes the client will abate existing code violations.
- b. **7322 Noel Road** (group home) – The organization running a drug addiction resident house decided not to move forward after meeting with planning staff. Concerns were raised over 57 paramedic runs to the property over five years.
- c. **Moller Rd Church** – updated commitments were received but the petitioner has not yet filed their case.

VIII. Land Use – New Petitions

- a. **8520 / 8540 Michigan Rd. – 2025-SE2-002** BFC Property Group LLC (Brothers Floorcovering) requests a special exception of the zoning ordinance to provide for the operation of a flooring commercial contractor. Current zoning is C-4. Council District 1. Hearing date continued by PTR A to 10/14/25, Hearing Examiner. Chairperson is Ron Rodgers, PTR A Vice-President, District II. PTR A requests a commitment that the special exception be limited to Brothers Floorcovering or like business. Petitioner and PTR A to research with the Planning Staff (variances can be limited to petitioner; uncertain if Special Exceptions can be limited in like fashion). Case goes to hearing Oct 14th. PTR A board will do an electronic vote after commitment determination made.

IX. Land Use – Preliminary Petitions

- a. **7701 Walnut Drive** (Data Center) - proposed facility is 16 feet tall and to be situated deep in the woods to provide a vegetation screen. Access off of Township Line Rd.
 - i. The petitioner is proposing setback greater than the zoning requirements.
 - ii. The facility includes a ring road for access by maintenance equipment and first responders.
 - iii. There was discussion regarding infrastructure. The petitioner confirmed that AES stated they do not need to build more infrastructure to support the facility, but the petitioner is willing to discuss and fund improvements if necessary.
 - iv. The petitioner plans to build the facility then seek customers, rather than have them pre-selected.
 - v. Regarding transparency, the petitioner said they would agree to create an internal system to provide PTR A with annual reports on electricity and water usage. Will not apply for tax abatements.
 - vi. The petitioner is doing their due diligence on environmental impact. The wetlands should not be impacted. Taking steps to mitigate any risk to the Indiana bat. Construction designed to preserve trees on the property. Project is currently undergoing a noise modeling study.

X. Meeting adjourned at 9:16 pm – Susan Blair

XI. Next Meeting

- a. October 08, 2025 @ 7 pm
Pike Township Govt Center