

# PIKE TOWNSHIP RESIDENT ASSOCIATION

## MEETING MINUTES

### MEETING DATE AND TIME

Date of Meeting: December 10, 2025

Time of Meeting: 7:00 pm

### MEETING LOCATION

Location of Meeting: Pike Township Government Center  
5665 Lafayette Rd

### ATTENDEES

Board Members: Dawn Barringer, Debbie Bilal, Susan Blair, Ty Bolinger, Ed Harper, Tracy Kubly, Tim Lord, Janice McHenry, Mark Nordmeyer, Ron Rodgers, Lillian Rucker, Mitch Sever, Tim Sherer

Honored Guests: IMPD Officer Ryan Deakin, Pike Township Fire Marshal Jonathan Kempler, Pike Trustee Annette Johnson

#### I. Welcome

- a. Call to Order
- b. Data Center Update: The petitioner's attorney notified PTRA that company representatives were unable to attend. As a result, the data center proposal originally scheduled for this evening would **not** be heard and has been rescheduled to **January 14, 2026**. Attendees present specifically for the data center matter were advised to monitor the official PTRA website for agenda updates.

#### II. **Special Presentation – Eagle Creek Reservoir Water Withdrawal Project:** Luann Baker of the Eagle Creek Park Foundation Local Advisory Committee provided an informational update regarding Citizens Energy Group's contract to supply water to Lebanon, Indiana for the LEAP industrial district.

- Citizens Energy has entered a contract to provide 25 million gallons of water per day to the LEAP project.
- The project involves construction of a pipeline and potential average daily withdrawal of 1–2 million gallons from Eagle Creek Reservoir.
- Expansion plans are scheduled for the Moses Treatment Plant (56th Street) to increase production capacity from 24 to 30 million gallons per day, with design beginning in 2026 and construction in 2027.
- A new 140-foot water storage tower and booster station are proposed near 56th and Lafayette Road.
- Luann expressed concern over lack of transparency, potential environmental impacts, and "mission creep" in future water usage.

Foundation contact information was shared for residents wishing to stay informed or provide input.

#### III. PTRA Introduction

- a. Housekeeping policies
- b. Recognized elected officials, city personnel, and community representatives in attendance
- c. Confirmed a total of **12 board members** were present, constituting a quorum.

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

##### a. **Crime Prevention Updates:**

- Reminder regarding cold-weather vehicle thefts, particularly Kias and Hyundais. Please do not start vehicle and let it run unattended.
- Steering wheel locks are available free of charge at district headquarters. These are especially beneficial for Kias and Hyundais.

- b. Warning that robberies typically increase in November, December, and January, especially near ATMs and check-cashing locations.

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### c. Community Outreach:

- Annual "Clothe A Child Event" to be held December 11, 2025.
- Walmart and local police foundations are providing major funding.
- Each police district will sponsor gifts for five children this year.
- PTRA donated \$300 to sponsor a Pike Township child.

Residents were informed how to donate through the Central Indiana Police Foundation or Public Safety Foundation.

**IMPD Headquarters Location:** 4005 Office Plaza Boulevard (off Lafayette Road near Crew Car Wash)

- V. Mayors Advocate Report – Joseline Medina
  - a. Not in attendance, no updates provided.
- VI. Announcements, Plat Reports and Correspondence
  - a. No new reports
- VII. Treasurer's Report – Dawn
  - a. PayPal payments continue to increase monthly through the website.
  - b. Three additional checks were deposited recently.
  - c. Current balance as of the meeting date was approximately **\$3,700**.
- VIII. November Meeting Minutes
  - a. The minutes from the November 2025 Board Meeting were presented for approval. There were no corrections or revisions. **ACTION:** Motion made by Tim Sherer, seconded by Mark Nordmeyer, to approve the November minutes. Motion carried unanimously.
- IX. Alcohol Permits – No new permit notices
- X. Land Use – New Petitions
  - a. **8752 Michigan Rd. – 2025-DV1-054** Seven 7 Venture, Inc. requests a variance of development standards to provide for the construction of an easting establishment with a drive-through without two stacking spaces after the final service unit (required). Current zoning is C-4. Council District 1. Hearing date continued by PTRA to 1/6/26, BZA I. Presenter is Jennifer Milliken. Chairperson is Ron Rodgers, PTRA Vice-President, District II.
    - i. Seven Brew is strictly drive-through and walk-up only with no indoor seating.
    - ii. 8650 is a new lot within the property. The building footprint is approximately 500 square feet with attached chiller bringing total structure near 800 square feet.
    - iii. Board members raised concerns about tight traffic flow and congestion in the existing parking lot configuration.
    - iv. Similar variance had been approved previously for a Seven Brew on East 86th Street.
    - v. **ACTION:** Motion made by Ron Rodgers, seconded by Mitch Sever, to oppose the petition. Motion carried with a vote of 8 in favor, 2 opposed.
  - b. **8083 Georgetown Rd. – 2025-DV2-045** Raul Flores requests a variance of development standards to provide for the construction of a 4,000 sq.-ft. accessory building and 2,951 sq.-ft. accessory building, both being larger than the primary building (not permitted) and the 4,000 sq. ft. building being located within the front yard of the property (not permitted). Current zoning is D-2. Council District 1. Hearing date continued by PTRA to 1/13/26, BZA II. Presenter is Donald Fisher. Chairperson is Ron Rodgers, PTRA Vice-President, District II.
    - i. The plan included raising chickens, beekeeping, growing fruits and vegetables (some via indoor hydroponics), and creating a recreational space for the owner's children, including a wrestling mat. The city planning staff denied a request to rezone the property back to agricultural (D-A), citing the comprehensive plan recommendation.
    - ii. The presentation met with immediate and strong opposition from neighbors and the board.

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- iii. Existing violations were discovered for the construction beginning on one barn without a permit.
- iv. Suspected commercial operation was reported by a neighboring property owner. The neighbor stated there were trucks coming and going beginning at 7am. This is not permitted in a D2 residential zone. A large semi-trailer is also reported to sit in the front yard of an adjacent house also owned by the applicant.
- v. The plan presented was conceptual and lacked detail and safety concerns. The plan did not show building elevations, construction materials, animal containment, fencing, or a definitive list of the animals to be kept.
- vi. The property is believed to be landlocked with access via a disputed lane on a neighbor's property. Said neighbor strongly opposes the heavy traffic from the alleged business.
- vii. **ACTION:** Motion made by Ron Rodgers, seconded by Mitch Sever, to oppose the petition due to existing stop-work order, unaddressed allegations of commercial business activity, and incomplete development plans. Motion carried unanimously.
- viii. Neighbors were encouraged to attend the BZA hearing on Jan 13.

XI. Meeting adjourned at 8:12pm

XII. Next Meeting  
January 14, 2026 @ 7 pm  
Location TBD