

PIKE TOWNSHIP RESIDENT ASSOCIATION

MEETING MINUTES

MEETING DATE AND TIME

Date of Meeting: January 14, 2026

Time of Meeting: 7:00 pm

MEETING LOCATION

Location of Meeting: New Augusta North Public Academy, Cafeteria/Auditorium
6450 Rodebaugh Rd

ATTENDEES

Board Members: Dawn Barringer, Debbie Bilal, Ty Bolinger, Susan Blair, Jose Evans, Mark Jakobovie, Tracy Kubly, Tim Lord, Janice McHenry, Mark Nordmeyer, Ron Rodgers, Mitch Sever, Tim Sherer

Honored Guests: Sen. JD Ford, Sen. Fady Qaddoura, Sen. Greg Taylor, Rep. Cherrish Pryor, Councilor Leroy Robinson, Councilor Carlos Perkins, Councilor Brienne Delaney, Pike Township Trustee Annette Johnson, Pike Township Constable Art Rowley Jr., PFD Marshal Jonathan Kempler, IMPD Officer Ryan Deakin, Mayor's Advocate Joseline Medina, Citizens Energy representative, Eagle Creek Park Foundation Advisory Committee representative Martin Risch

- I. Welcome
 - a. Call to Order 7:01 pm
 - b. PTRA Introduction and housekeeping policies. Susan Blair reviewed PTRA role in land use petitions and the hearing procedures.
 - 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. December “Shop with a Cop” event was successful
 - b. Reminder about auto theft prevention
 - c. Online reporting system updates coming next month
- III. Mayors Advocate Report – Joseline Medina
 - a. LRS is now handling trash and recycling. The recycling schedule did change and advised residents to report missed pickups to Mayor's Action Center.
 - b. Land Use Planning Meeting (review) scheduled for Feb 2nd
- IV. Announcements, Plat Reports and Correspondence
 - a. Eagle Creek Citizens Advisory Committee representative, Martin Risch provided update on Citizens Energy's plan for Lebanon industrial site (LEAP). Public meeting January 26th with Citizens Energy and Lebanon utilities. Old Cases
Old Cases:
 - b. Petition Update: 8752 Michigan Rd petition: APPROVED; board vote 3-0
 - c. Petition Update: 8083 Georgetown Rd: CONTINUED to 2/10
- V. Alcohol Permits – none filed
- VI. Treasurer's Report – Balance: \$3,574.65. Reviewed the membership fees and noted the PayPal issue is being resolved.
- VII. Land Use – Continued Petitions
 - a. **7701 Walnut Dr. – 2025-ZON-116/2025-VAR-009**American Tower (ATC Watertown, LLC) **1) requests a rezoning** of 7.01 acres from U-35 (Special Use) to C-S (Commercial Special) to provide for a data center. **2) requests a variance of development standards** to provide for a

Minutes submitted by: Tracy Kubly 🗣️

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setback of 140 feet (max 85 feet required). Council District 1. Hearing continued by petitioner to 2/12/26. Hearing Examiner. Presenters are Kate Duncan and American Tower representatives. Chairperson is Ed Harper, PTRA Vice-President, District IV.

- Proposing a 12,000 sq ft single-story data storage facility with a closed-loop glycol cooling system.
- Community concerns include lack of community benefit, noise pollution, power consumption (equivalent to 3k – 4k homes), potential utility cost increases, environmental impact, water usage, long-term viability, and pending city regulations.
- Sound study suggests sound levels will be 55 dBA (like nearby residential area).
- Minimal water usage (less than a single-family home)
- AES confirms electrical infrastructure is sufficient for the average projected daily usage of 115,000 kWh.
- Project designed to have zero impact on wetland and minimal impact on the trees.
- Councilor Robinson requested the proposal be delayed for 2-3 months pending approval of pending legislation regarding data centers. Petitioners said they would consider it.
- **ACTION:** Motion made by Dawn Barringer, seconded by Ron Rodgers, to oppose the petition. Motion carried unanimously.

VIII. Land Use – New Petitions

- a. **4105 W. 93rd St. – 2025-DV1-052** V 465 LLC requests a variance of development standards to provide for the development of a warehouse with its proposed parking areas and access drive to be within the stream protection corridor of a proposed rerouting of Payne Branch Creek and the removal of heritage trees without prior authorization (not permitted). Current zoning is I-2 (Industrial) / MU-1 (Mixed Use). Council District 1. Hearing continued by petitioner to 2/3/26, BZA I. Presenter is John Gregg. Chairperson is Ron Rodgers, PTRA Vice-President, District II.
 - The existing stream must be rerouted; approvals have been obtained from the U.S. Army Corps of Engineers and IDEM. The reconstructed stream will be approximately 300 feet longer than the existing one.
 - Over 2,000 native trees will be planted on site as part of mitigation.
 - A 10-year monitoring plan is required, with twice-yearly inspections.
 - Parking and building placement were revised to reduce encroachment into the stream protection corridor.
 - Additional discussion covered tree survivability, long-term environmental impact, and access points. Residents questioned truck volume, dock doors, and potential congestion. Traffic concerns were raised regarding Michigan Road, I-65, and nearby commercial areas.
 - Board members requested the petitioner contact nearby neighbors before final action. Case continued pending additional neighborhood outreach.
- b. **6340 Intech Commons – 2025-CAP-854 / 2025-CVR-854** NLD Acquisitions, LLC request **1) Modification of Commitments** of petition 98-Z-233 to modify commitment 20 to provide for no more than two (2) free-standing fast food or drive-through restaurants within “Area F”, within three hundred forty-five (345) feet of the existing centerline of 71st St., and the west line of the out lot (in an east-west direction) upon which it is located shall not be closer than two hundred (200) feet to the east right-of-way of Intech Boulevard (current

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commitment limits the number of free-standing fast food or drive-through restaurant to one within "Area F", within three hundred forty-five (345) feet of the existing centerline of 71st St. and the east line of the out lot (in an east-west direction) upon which it is located shall not be closer than four hundred (400) feet to the east right-of-way of Intech Blvd.). **2) requests a variance of development standards** to provide for zero (0) stacking spaces at the end of each service unit (min. of two (2) stacking spaces at the end of each service unit required), and to provide for fifteen (15) off-street parking spaces (max. of seven (7) off-street parking spaces required). Current zoning is C-S (Commercial Special). Council District 6. Hearing continued by PTRA to 1/29/26, Hearing Examiner. Presenters are Tim Ochs / Jennifer Milliken. Chairperson is vacant, PTRA Vice-President, District III.

- The building is modular and can be removed if the business closes.
- Lighting will use sharp cut-off fixtures.
- Dumpster service hours will be restricted to avoid early-morning noise.
- Historical context: Intech Park commitments, based on area resident input, previously opposed fast food and drive throughs; area has since evolved with more retail.
- A nearby Starbucks exists; petitioner noted competition is normal.
- Proceeds from the land sale will benefit the Christel House Foundation.
- **ACTION:** Motion made by Tim Sherer, seconded by Mark Nordmeyer, to support petition with commitments of – trash collection M-F, 8am-5:30pm; Building shall be removed should Brew7 vacate property. Motion carried unanimously.

c. **9000 Shetland Ln. – 2025-DV1-061** Rebecca Bolton and David Padrick request a variance of development standards to provide for the construction of an accessory residential structure on a lot that is not developed with a primary building and lacks street frontage (accessory structures on lots without primary buildings not permitted; min. 126-ft. street frontage required). Current zoning is D-A (Dwelling Agriculture). Council District 1. Hearing continued by PTRA to 2/3/26, BZA I. Presenter is David Gilman. Chairperson is Mark Nordmeyer, PTRA Vice-President, District I.

- Property has no sewer or water access, not suitable for residential development.
- Existing access is only from 1071E (Lafayette Road area), not through Shetland Lane.
- Surrounding neighbors (Thoroughbred Farms and Saddle Ridge) expressed support as long as access isn't through their subdivision.
Commitments requested and agreed to:
- Building materials: metal siding, gray with green roof.
- No commercial activity permitted.
- No outdoor storage: all items stored indoors.
- No access to Shetland Lane will be allowed.
- 1-story building only.
- Elevations and site plan will be committed to as part of approval.
- **ACTION:** Motion made by Mark Nordmeyer, seconded by Ron Rodgers, to support the petition with commitments. Motion carried unanimously.

- I. Meeting adjourned at 10:10 pm
- II. Next Meeting

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- a. Feb 11, 2026 @ 7 pm
Pike Township Govt Center