

# PIKE TOWNSHIP RESIDENT ASSOCIATION

## MEETING MINUTES

### MEETING DATE AND TIME

Date of Meeting: February 11, 2026

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, Ty Bolinger, Susan Blair, Clara Glaspie, Mark Jakubovie, Tracy Kubly, Tim Lord, Janice McHenry, Mark Nordmeyer, Ron Rogers, Lillian Rucker, Mitch Sever, Tim Sherer

Honored Guests: Officer Ryan Deakin, Joseline Medina, Annette Johnson, Pike Trustee

- I. Welcome
  - a. Call to Order
  - 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. Coffee with a Cop on February 17 at Georgetown Market
  - b. Task force meeting featuring a domestic violence presentation on February 18 at the district roll call facility.
  - c. Lt. Dixon retirement, pending replacement for oversight of key community and violence reduction units
  - d. Welcoming of new IMPD Chief Tanya Terry.
  - e. Residents raised concerns about suspicious activity, sidewalk and long-term vehicle parking, abandoned vehicles, and commercial trucks parking on residential streets, with IMPD advising residents to report issues promptly to allow for pattern tracking and enforcement. Parking concerns can be addressed through IMPD or city parking enforcement (Maddie), and coordinated neighborhood walkthroughs remain an option.
  - f. Officer Deacon also clarified that IMPD does not routinely receive advance notice of ICE operations, as interagency coordination varies.
- III. Mayors Advocate Report – Joseline Medina, Area 5
  - a. Emphasized seasonal safety, community resources, and upcoming engagement opportunities.
  - b. Residents, business owners, and property managers were reminded of their responsibility under city code to keep sidewalks clear of snow and ice to ensure public safety.
  - c. Free Indianapolis Animal Care Services adoption event on February 14 at 2600 S. Harding Street
  - d. Encouragement to sign up for the Indianapolis Department of Public Works newsletter for updates on projects, road closures, and public meetings.
  - e. Outlined a series of upcoming Citizens Energy Group community meetings regarding the Lebanon water and wastewater projects, with sessions scheduled in February, March, and April at the Pike Branch Library.
  - f. Additional guidance was provided on reporting potholes through the Mayor’s Action Center, retaining case numbers for follow-up, and participating in neighborhood walkthroughs coordinated with IMPD resource officers to address ongoing community concerns.
- IV. Announcements, Plat Reports and Correspondence
  - a. Mary Clark, Executive Director of the International Marketplace, was recognized for her attendance and long-standing service.
  - b. LuAnn Baker provided an extensive update on Citizens Energy, the Lebanon Utilities project, and ongoing advocacy efforts related to water usage and Eagle Creek. She reported strong community engagement at recent public meetings, including a Citizens Energy meeting attended by approximately 500 residents, and emphasized that elected officials at the city, county, and state levels are actively involved and supportive of continued review and public input. Updates included concerns about Lebanon’s proposed water and wastewater plans, the importance of relocating the project outfall, encouraging closed-loop water systems for data centers, and addressing Citizens Energy’s withdrawal contract for Eagle Creek, which is up for renewal this year. Upcoming public engagement opportunities were announced, including a February 19 public hearing by the Indiana Finance Authority regarding state revolving loan funding and future public comment periods tied to IDEM’s NPDES discharge permit process. Discussion also addressed Eagle Creek ownership (City of Indianapolis), Citizens Energy’s reservoir infrastructure, water system improvements, and assurances that no

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rate increases are currently planned. It was noted that supplemental reservoirs help maintain water levels during drought conditions and improve system redundancy.

- c. Concerns were raised by residents regarding meeting decorum and moderation during prior public hearings, with board leadership explaining the need to manage time, maintain order, and uphold PTRAs professional standards. Suggestions for alternative question-management methods were discussed.
- d. Additional announcements included anticipated future public meetings on water-related issues, a potential billboard issue pending in the state legislature, and the intent to review related legislation and provide updates at a future meeting.

### V. Old Cases

- a. **8083 Georgetown Road:** Petition denied (3–2 vote). The petitioner must remove an unpermitted accessory structure and cease operating a contractor business from the property unless brought into compliance.
- b. **6340 N. Tech Commons (Seven Brew):** Recommended for approval with commitments; pending MDC review.
- c. **9000 Shetland Lane:** Storage facility approved unanimously.
- d. **Data Center Petition:** Withdrawn by the petitioner; expected to return after the development of a city zoning code for data centers. The petitioner cited PTRAs professionalism during the process.

### VI. Alcohol Permits

- a. **Smokey Waters LLC at 5130 West 38th Street,** applied for a beer, wine, and liquor permit and was scheduled for a hearing on **February 2;** it was noted that the board typically does not object to restaurant-related permits.
- b. **3661 West 86th Street,** lacked key required information, including the business name and permit type, and was therefore deemed incomplete and potentially invalid. That application had reportedly gone to hearing on **January 15,** but due to missing details, its status and nature could not be clearly determined.

VII. Treasurer’s Report - Balance of \$3,655.06. This amount does not yet reflect recent transactions, including dues received via PayPal and a reimbursement check issued covering expenses from August 2025 through the present. After accounting for these pending items, the **adjusted balance is approximately \$3,100.**

VIII. Board Meeting Minutes: The Board reviewed the **December 2025** and **January** meeting minutes.

- a. After confirming there were no corrections or additions to the December 2025 minutes, **ACTION:** a motion was made by Tim Lord to approve December 2025 minutes, seconded by Mark Jacobowicz. Motion passed unanimously.
- b. The Board then considered the January minutes as written. **ACTION:** A motion to approve was made by Tim Lord, seconded by Mark Jacobowicz. Motion passed unanimously.

### IX. Land Use – New Petitions

- a. **3919 Moller Rd. – 2026-CZN-801 / 2026-CVR-801** Hodges Commons Limited Partnership requests 1) rezoning of 2.9 acres from the MU-1 (mixed use) and C-4 (commercial) districts to D-10 (dwelling) to provide for apartment uses with an accessory daycare. 2) Variance of development standards to provide for a 98-unit apartment building and accessory daycare building with a floor area ratio of .862 (max. .8 permitted), a livability space ration of .43 (min. .66 required) and a deficient Green Factor score, per plans filed. Council District 5. Hearing date 2/28/26, MDC. Presenter is Brian Tuohy. Chairperson is Vacant, PTRAs Vice-President, District VI.
  - i. The project, previously reviewed several years ago, was revised to address earlier concerns, most notably parking shortages, through the acquisition of additional land from Meijer, increasing available parking to 116 spaces, well above the city-required 81. The development includes a mix of one-, two-, and three-bedroom units targeted to households earning approximately 50–70% of Area Median Income, with rents ranging from roughly \$1,000 to \$1,475 per month and is not subsidized with project-based vouchers. Amenities include on-site property management, elevators, community and fitness spaces, playgrounds, and a separate one-story daycare facility operated by a local provider and open to the public. City planning staff and Meijer expressed support, notice was provided with no objections received, and prior commitments remain unchanged. **ACTION:** Following questions related to parking, safety, accessibility, lighting, and operations, Mark Nordmeyer made a motion to support and Dawn Barringer seconded. Motion passed unanimously to support the petition.
- b. **4201 Moller Rd. – 2025-MOD-026** Iglesias Cristiana Pentecostal Maranatha requests a modification of commitments related to 2013-ZON-022 to terminate commitment number 2 (commitment #2 required the dedication of a 60-ft. half right-of-way along Moller Rd. within 60 days of approval). Current zoning SU-1 (special use-religious). Council District 5. Hearing date continued by petitioner to 2/26/26, Hearing Examiner. Presenter is Jason Burk. Chairperson is Vacant, PTRAs Vice-President, District VI.

