

PIKE TOWNSHIP RESIDENT ASSOCIATION

MEETING MINUTES

MEETING DATE AND TIME

Date of Meeting: July 8, 2026

Time of Meeting: 7:00 pm

MEETING LOCATION

Location of Meeting: Pike Township Government Center
5665 Lafayette Rd

ATTENDEES

Board Members: Ty Bollinger, Susan Blair, Tracy Kubly, Tim Lord, Janice McHenry, Mark Nordmeyer, Mark Patty, Lillian Rucker, Paul Satterly

Honored Guests: Officer Ryan Deakin, Joseline Medina

- I. Welcome
 - a. Call to Order
 - b. PTR A 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. Has been an unusual series of windshield wiper thefts within a neighborhood. The board discussed resident reports regarding windshield wiper thefts and emphasized proper reporting procedures and camera maintenance.
 - b. Vehicle security warnings: Ram trucks, Hyundais, and Kias remain primary targets for theft. Six Dodge Chargers were stolen in a single night across the Northwest District around July 27, 2026. Owners are urged to perform electronic security updates provided by manufacturers like Hyundai.
 - c. National Night Out is scheduled for August 4, 2026. Residents who wish to host an event can contact the NW District's Community Resource Unit to receive a form.
 - d. He announced his pending promotion to Sergeant, which will likely result in his transition away from the district. While he has not yet officially accepted the position due to ongoing family discussion, he wanted to transparently alert the board that he may not attend future meetings or the upcoming community day and car show. Susan congratulated Officer Deakin and thanked him for his service to PTR A and Pike Township. He will be missed.
 - e. Concerns were discussed over traffic violations, including illegal semi-truck parking and rampant red-light running
- III. Mayors Advocate Report – Joseline Medina
 - a. Provided updates on neighborhood programs, infrastructure projects, and public health initiatives.
 - b. Residents raise concerns regarding damaged sidewalks, malfunctioning streetlights, and outstanding pothole repairs.
- IV. Announcements, Plat Reports and Correspondence
 - a. Janice announced her upcoming back-to-school drive to support local students.
 - b. 5301 West 56th Street (Apartments): The noncompliant property case is expected to be continued to October/November 2026 while the petitioner files for a fire hydrant variance. Staff supports the delay.
 - c. 4800 Raceway Road (Three Lots): The hearing is scheduled for July 9, 2026. Staff supports the petition. The petitioner's attorney will request placement on the hearing's expedited docket.
 - d. 7440 Woodland Drive: No updates available.

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- e. 8205 & 8215 Georgetown Road: PTRa submitted a letter of support for the review; development is expected to begin soon.
- f. Traders Point Creamery Petition (Moore Road): The petition was approved with the garnered commitments and site plan.
- V. Alcohol Permits
 - a. Gatsby's Pub and Grill / 71st Street Pub, LLC: The business at 6335 Intech Commons is under new ownership and will reopen.
- VI. Board Meeting Minutes – May and June
 - a. **Action:** Mark Nordmeyer moved to approve the minutes as written, Ty Bollinger seconded, motion passed unanimously.
- VII. Treasurer's Report – Dawn not available
- VIII. Land Use – New Petitions
 - a. **5430 W. 86th St. – 2026-CZN-829 / 2026-CVR-829** RaceTrac Petroleum, Inc. requests rezoning of 3.05 acres from C-4 (commercial-regional use) to C-7 (commercial-intense) to provide for high-intensity commercial uses. Special Exception (CVR) to provide for commercial truck parking. Council District 1. Hearing continued by PTRa to 8/13/26. Presenter is Jasvir Singh. Chairperson is Ron Rodgers, PTRa Vice-President, District II.
 - i. The board previously heard a petition for this site approximately three to four years ago. The discussion touched upon the timeline of a fire at the nearby Polaris building, which occurred in either 2019 or 2020
 - ii. Site sits in a heavy commercial/industrial area. Median barrier on W. 86th limits direct access, requiring alternate routing.
 - iii. Board favored a land-use variance over permanent C7 rezoning, since C7 runs with the land and could allow future high-intensity commercial use. The petitioner offered deed restrictions limiting C7 uses to their specific operation as an alternative.
 - iv. Site purchase contract expires Aug. 17, 2026; city hearing Aug. 13, 2026; inspection deadline Aug. 8, 2026. Petitioner opposed an additional continuance.
 - v. **Actions:** David Dearing is to consult the city staff regarding a variance vs a C7 rezoning. Board is to coordinate a committee meeting to discuss commitments.
 - b. **4150 N. High School Rd. – 2026-ZON-051** Nia Auto & Fleet Repair, LLC requests rezoning of 1.9 acre from the C-4 (commercial-regional use) to C-7 (commercial-intense) to provide for used car sales and heavy vehicle repair. Council District 5. Hearing continued by PTRa to 8/13/26. Presenter is David Dearing. Chairperson is Lillian Rucker, PTRa Vice-President, District VI.
 - i. Petition not heard - Client had a time conflict and was unable to attend the meeting.
- IX. Meeting adjourned at 8:15pm
- X. Next Meeting
 - a. August 12, 2026 @ 7 pm
Pike Township Govt Center
5665 Lafayette Rd.