

PIKE TOWNSHIP RESIDENT ASSOCIATION

MEETING MINUTES

MEETING DATE AND TIME

Date of Meeting: Aug 12, 2026

Time of Meeting: 7:00 pm

MEETING LOCATION

Location of Meeting: Pike Township Government Center
5665 Lafayette Rd

ATTENDEES

Board Members: Debbie Bilal, Susan Blair, Ed Harper, Tracy Kubly, Tim Lord, Janice McHenry, Mork Nordmeyer, Mark Patty, Ron Rodgers, Lillian Rucker, Paul Satterly, Mitch Sever

Honored Guests: 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 was present.
- II. IMPD Report – No representative
- III. Mayor's Advocate Report – Joseline Medina, sent update via email
 - a. **Flooding** – First, call Citizens Energy Group at 317-924-3311. If additional assistance is needed, contact the Mayor's Action Center at 317-327-4622, followed by neighborhood advocate Joseline Medina.
 - b. **Budget** – Mayor Hogsett will introduce the proposed 2027 budget for Indianapolis and Marion County to the City-County Council. Over the next two months, city and county departments and agencies will present their proposed budgets to the council's standing committees. The public may attend these meetings and provide feedback. The full council will hold a *public hearing on the proposed budget* on October 5, 2026, and vote on the *final 2027 budget* on October 19, 2026. More information is available on the city's budget homepage: <https://www.indy.gov/activity/city-and-county-budget>.
 - c. **Wheel & Excise Tax** – The mayor's veto was overridden on Mon, Aug 10, 2026 by the city-county council. Contact your state and local city councilors to provide feedback.
 - d. **Indy Parks** – Summer concert series is at full swing. Visit the Indy Parks website for more information and the schedule: <https://parks.indy.gov/free-concert-series/>. While the outdoor pools are closed, the indoor pools and splash pads remain open. The schedule can be found on the website <https://parks.indy.gov/programs/poolsandsplashpads/>.
 - e. **Toxic Drop** – a new drop has been added. Household hazardous waste can now be dropped off on the 1st, 2nd, and 4th Saturday each month. Visit the Indy.gov website for locations, times, and accepted items <https://www.indy.gov/activity/hazardous-waste-dropoff-sites>
 - f. **Weaver Award** - Grant opportunity for you and your community. Nominations are open until Aug 17th and applications for yourself are open until Sept 4th. Nominations and applications can be submitted online. For more information and requirements <https://awards.weavers.org/en/centralin/2026>
- IV. Announcements, Plat Reports and Correspondence
 - a. **Recognition** – our very own Mark Nordmeyer was named the NW District's Crime Fighter of the Year!
 - b. **Back to School Drive** – Janice McHenry is doing her 11th annual back-to-school drive through the end of August. School supply donations can be dropped off at the Eagle Creek Park

office, the Earth Discovery Center, or any entrance gate during regular hours. Cash donations can be given directly to Janice. Eagle Creek Park cannot take cash.

- c. **Church Expansion** – Phil Ping, former owner of Ping Tree Service and a Pike resident, introduced the Rev. Isaac Bujambi of LifeWay Indianapolis Free Methodist Church, described at the meeting as an African congregation. The church plans to expand its auditorium and sanctuary. Sen. Delph asked Mr. Ping to make the introduction to the PTRA board. The church is located at 5075 N. Raceway Road on a 10-acre property zoned for religious use (SU-1). Based on the current zoning, the case is not expected to require PTRA review.
- d. **Pike Township Fire Department** – Chief Jeff Beam presented plans to the Township Board to replace the more than 40-year-old 86th Street station. The proposed station would be built on the adjacent New Hope parking lot and would better accommodate male and female firefighters, newer fire engines, and ambulances. The property must be rezoned, and the Township Board must approve the plan. Trustee Johnson reported receiving messages from many Pike residents in support of the chief and the proposal. The next Pike Township Board meeting is August 26 at 6:00 p.m. Residents may attend to learn more and observe the board's proceedings.

V. Alcohol Permits – No report was recorded.

VI. Board Meeting Minutes

- a. July Minutes - **Action:** Mark Nordmeyer made the motion to approve the minutes as written, Janice McHenry seconded, and the motion passed unanimously.

VII. Treasurer's Report - No report in Dawn Barringer's absence.

VIII. Land Use – Continued Petitions

- a. **5430 W. 86th St. – Petition Amended** RaceTrac Petroleum, Inc. requests a variance of use of the C-4 (commercial regional use) district to provide for high-intensity commercial uses. Amended legal notice not received to date. Council District 1. Hearing rescheduled to 9/10/26, BZA. Presenter is David Dearing. Chairperson is Ron Rodgers, PTRA Vice-President, District II
 - i. Petitioner (Daniel Singh/Ria Kaur, J.S. Transport) amended request from C7 rezoning to a variance of use, keeping the property zoned C4; limited to storage and minor maintenance/repair of the company's own fleet (~8 drivers, 2 spares, 10–12 trucks/tankers).
 - ii. Committed conditions: max 10 trucks on site; trucks enter/exit only via the 86th Street eastern drive, turning right (west) onto West 86th St.; western drive off-limits to trucks; prohibited uses include plasma center, substance abuse treatment facility, check cashing, adult entertainment, fireworks sales, and indoor recreation/event centers.
 - iii. No on-site truck washing planned (off-site only); Board discussed but did not formally require this as a written commitment.
 - iv. "Minor repairs" left undefined in the commitments; Susan Blair to research the ordinance's definition of "minor automotive repair" and report back before the hearing.
 - v. Legal notice not yet received; hearing scheduled for September 10.
 - vi. **Action:** Ron Rodgers made the motion to support with stated commitments, contingent on no inquiries following legal notice; Mark Nordmeyer seconded, and the motion carried.
- 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. Property was rezoned to C4 last year for non-retail uses (PTRA supported in 2025; prior commitments on landscaping/sidewalk work completed). Petitioner now seeks C7 to allow sale of a small number of vehicles at a time (online, primarily Facebook Marketplace).

- ii. Current staff report supports the rezoning, citing the plan-based area's heavy commercial designation (auto sales given as an example use) and the site's screening/buffer role between commercial and warehouse activity.
- iii. Committed prohibited uses: plasma center, substance abuse treatment facility, check cashing, adult entertainment (nightclub/retail), temporary fireworks sales, indoor/outdoor recreation and entertainment (no event centers), daily emergency shelter, and truck stops.
- iv. Site plan/operations discussed: property to be fenced (galvanized; petitioner exploring black option); mechanical repair only on-site, no body repair; six-foot fence max in front yard, up to ten feet on side/rear per ordinance (front-yard status of the access drive debated).
- v. Lighting commitment added: must comply with Indianapolis lighting standards (Article 6, Ch. 744, §744-604); no pole lighting planned, building lighting only, directed downward.
- vi. ADA parking: site plan lacked a marked ADA space; Board noted ordinance requires 1 ADA space per 24 spaces, so at least one should be allocated (17 spaces planned for used cars).
- vii. Gravel vs. hard surface: gravel area (for car sales) may only be used up to one year before requiring asphalt per ordinance; not previously flagged by staff. Petitioner to look into pavement budget/timeline.
- viii. Susan Blair to send the prohibited-uses and lighting commitment language to petitioner's attorney (Mr. Dearing) for submission ahead of the hearing (next day).
- ix. **Action:** Mark Nordmeyer made the motion to support with commitments; Lillian Rucker seconded the motion. Motion carried unanimously.

IX. Land Use – New Petitions

- a. **4850 W. 78th St. & 7750 Georgetown Rd.** Lilly Indy RLT, requests a variance of development standards to provide for placement of 8-ft. tall fence in front yards (max. 3.5-ft. fence permitted in I-2 and max. 6-ft. fence permitted in I-3), partially within the required clear-sight triangular area of 78th and Georgetown Rd. (not permitted), and partially within a railway easement (not permitted). Current zoning is I-2 (FF) / I-3 (industrial). Council District 6. Hearing continued by PTRA to 9/1/26, BZA. Chairperson is Ed Harper, PTRA Vice-President, District IV.
 - i. Petitioners were not ready. Plan to present at the next meeting.

X. Land Use – Preliminary Proposals

- a. **7440 Woodland Drive** (former United Healthcare/Golden Rule Building): Preliminary proposal presented for demolition of office building, rezoning, and construction of three flex-industrial buildings for small business users. No vote taken.
 - i. Petitioner (Joe, representing Echo Real Estate Capital, a Chicago-based investment group) presented a proposal previously heard in June; plans unchanged. Petition seeks rezoning from MU1 (mixed use) to I2 to demolish the vacant former Golden Rule/UnitedHealthcare office building and replace it with industrial flex buildings.
 - ii. City has not docketed the case until September 10 (day after PTRA's next meeting), so petitioner requested early presentation tonight to stay on the due diligence timeline; legal notice not yet received but expected by the following Tuesday.
 - iii. A cemetery has been discovered on the north end of the property during due diligence (not disclosed on current or prior deeds); a 100-foot statutory setback applies unless the cemetery association consents to relocation. This could require shrinking or eliminating proposed Building 3 (north building, near the lake).
 - iv. Site reuse rationale: existing office building (4–5 stories) is functionally obsolete for office, hotel, or residential reuse given its floor plates and location; industrial flex use seen as consistent with surrounding Park 100 character. New buildings would be 40 feet tall (about half the height of the existing structure).
 - v. Draft commitments proposed by petitioner (unprompted) include prohibition on cell towers and billboards, prohibition on incarceration/detention facility use, a landscaping/property maintenance commitment (requested by planning staff), and a requirement that all truck docks facing I-465 be screened with landscaping or a masonry wall (petitioner indicated a wing wall plus landscaping).

- vi. No new right-of-way impacts: existing curb cuts will be used.
- vii. Petitioner to follow up with the name/details of the cemetery for Trustee Johnson reference.
- viii. **Action:** Mark Nordmeyer made a motion to support, contingent on no inquiries following legal notice, with the commitments presented in petitioner's handout (Tab 5); Janice McHenry seconded. Motion carried unanimously.
- b. Other Petitions - Legal Notices Received – Not Presented to Board
 - i. **7307 West 38th Street (Park District 2):** Petition for a 35-square-foot front entry pylon sign at a veterinarian office (site appears to have been a former apartment complex office/house; property may sit in Wayne Township despite the petition listing Pike Township). Board did not hear this petition; no objection noted to the sign itself.
 - ii. **5662 Georgetown Road (KFC):** Petition for an illuminated pole sign, proposed as a second primary freestanding sign along the Georgetown Road frontage, with only 230 feet separation from another primary freestanding sign (300 feet separation normally required). The Board did not hear this petition either; it was unclear whether staff supported it or how/whether it was approved.
 - iii. Susan Blair noted both notices were inadvertently not brought to the Board for review and will look up the outcomes/status of each; flagged so members are not surprised if new signage appears without prior Board discussion.
- XI. Meeting adjourned at 8:55 pm
- XII. Next Meeting
 - a. September 9, 2026 @ 7 pm
Pike Township Govt Center
5665 Lafayette Rd.