

# The Greater Allisonville Community Council Newsletter

Your voice in Your community!

Volume No. 1 September 2008

## GACC Briefs

**Petition 2008-DV3-003: 4801 East 70<sup>th</sup> Street.** T-Mobile LLC. Variance of Development Standards to provide for a wireless communications facility affixed to a telephone pole, extending the height of the pole by 15 feet (not permitted), and with an approx. 25-square foot equipment cabinet located on the ground within the right of way of 70<sup>th</sup> Street (not permitted). GACC voted no opposition to this petition on February 12, 2008. Petition approved.

**Petition 2008-UV2-002: 5880 East 71<sup>st</sup> Street.** Variance of Use of Commercial Zoning Ordinance to provide for automobile sales (not permitted), and to provide for approx. 19,500 square feet of outdoor display and storage (maximum 200 feet of outdoor display and storage area permitted). GACC voted to oppose this petition on February 12, 2008. Petition denied.

**Petition 2008-UV2-001: 7001 Hawthorne Park Drive.** Variance of Use of the Industrial Zoning Ordinance to legally establish stone and marble fabrication and to provide for the retail sale of boats, the assembly and repair of boats and custom boat, auto, and aircraft paint detailing (not permitted). GACC voted to support this petition on February 12, 2008. Petition approved.

**Petition 2007-UV1-025: 6524 Dover Road.** Variance of Use and Development Standards to legally establish a 1,536 square foot detached accessory building and accessory uses on a lot without a primary use, with a 120 foot lot width (minimum 150 foot lot width required). No quorum GACC

could not take a position. Petition was approved.

**Petition 2008-ZON-054: 4026 East 82<sup>nd</sup> Street.** KRG Rivers Edge, LLC. Staff Planner: Re-zoning of 14.801 acres to provide for community-regional commercial uses. GACC voted to support this petition. Petition approved.

**Petition 2008-UV1-1019: 7002 North Keystone Avenue.** Jin K. Lee. Variance of use and development standards of the Commercial Zoning Ordinance to provide for a dry-cleaning and laundry business (not permitted) in an existing building with a tailoring shop (permitted by petition 2003-UV2-034). GACC voted to support this petition. Petition approved.

**Petition 2008-DV1-009: 8555 River Road.** Lamar Advertising by Mike Quinn, requests variance of Development Standards of the Sign Regulations to provide for an EVMS. GACC voted to oppose this petition. Variance denied by the MDC on August 20<sup>th</sup>.

**Petition 2008-ZON-062: 8340 Kelly Lane.** IPL by Eugene Valanzano, requests re-zoning of 1.145 acres, from the C-S District, to the SU18 classification to provide for a power substation. GACC did not hear this petition. Petition denied by MDC on August 20<sup>th</sup>.

## GACC meeting dates:

Tuesday, October 14<sup>th</sup>. Tuesday, November 11<sup>th</sup>.  
Tuesday, December 9<sup>th</sup>.

All start at 7 pm. Epworth United Methodist Church. 6450 Allisonville Road. Lower Level. All are Welcome! **Thank you to Epworth!**

### **GACC Board Members**

President:	Lori Olivier	845-5956
Vice-President:	Bob Lehnen	253-6569
Treasurer:	Don Melloy	849-3222
Members:	Don Barr	849-3855
	Mike Bivens	842-9318
	Mark Dollase	845-7307
	Daland Juberg	570-1277
	Lisa Juberg	570-1277
	Rollin Rhea	849-8115
	Andy Seiwert	251-4761

### **Bits and Pieces:**

The stop light at 79<sup>th</sup> Street and Dean Road will be removed after the bridge improvement over White River. It was installed by the Public Works Department in anticipation of increased traffic from other construction projects. It has not yet been activated –and will not be activated unless there is demonstrated vehicular increase at this intersection.

Rumors continue regarding the removal of trees from the Capri Restaurant north lot. The Capri is not allowed a driveway cut on River Road without a Public Hearing. Junior Achievement will build a culinary school on the east-side of their building. For more information regarding their plans contact: Steve Colson: 252-5900 ext. 326 or [steve@jaindy.org](mailto:steve@jaindy.org).

**Kudos to Nora-Northside** for spear-heading the successful remonstrance against a digital billboard at White River and 82<sup>nd</sup> Street. Thank you to Rollin Rhea for representing GACC in this matter.

Join the **Hoosier Environmental Council** for a preview screening of the IMAX documentary, *The Grand Canyon Adventure: River at Risk*, September 25<sup>th</sup> at 7:30 pm at the Indiana State Museum. This event will be jointly sponsored by the Council and NPR.

Immediately after the complimentary screening, HEC will host a reception and a Q&A session, where you will be able to hear and meet with some of the individuals who were actually in the documentary. If you are able to attend, please call (317-685-8800) or email the Council's Alexandra Eaks, [aeaks@hecweb.org](mailto:aeaks@hecweb.org), and she will promptly mail you the tickets.

### **Regarding the sign message at Wyandotte**

**School:** If you have concerns or questions about the facility call Phil Smith, the MSDWT Director of Operations. At this point the school district has no plans for the building, except that they will be using it as a relief facility when and if they begin building renovations at the remaining facilities.

### **Department of Public Works:**

Project costs for this year's resurfacing program have allowed DMD to add additional segments to be resurfaced. Barring unforeseen circumstances the following street segment will be resurfaced before this winter. Dean Rd from 62nd to 77th Street.

### **Welcome to the GACC Board**

**Don Barr** is our newest member of the GACC Board. He is a resident of Ivy Hills and GACC for 34 years. Don retired in 2002, after 40 years in education having been a teacher, counselor, building level administrator and a central office administrator in the Flint (Michigan) Community Schools, Metropolitan School District of Washington Township, Indianapolis Public Schools and Franklin Township Community School Corporation. During his career he has held administrative assignments as director of employee relations, assistant business manager, and director of operations. Don has been married to Molly for 46 years, and has two grown children – Susan who is the office/business manager for her husband's law office in La Grange, IL., and Mark, who is a dentist in Columbus, IN. He has six grandchildren – five girls and one boy – ranging in age from 12 to 1. In addition to serving on the GACC board, Don has been a candidate for the Metropolitan School District of Washington Township School Board and currently serves on the Washington Township (Civil Government) Board and is seeking re-election to that Board in November. He has also been active in the Ivy Hills Residents' Association, having previously served as treasurer.

### **Thank you to Keith Sims**

**Keith Sims** and family re-located to Carmel, IN, earlier this summer. We appreciate Keith's years of service to the GACC board. Keith also served as President of the Tanglewood Neighborhood Association.

### **Apologies**

My apologies for not providing a newsletter for several months. The GACC board has been active but I simply did not take the time to produce a newsletter. To save time and money we are considering sending the newsletter electronically. Lori Olivier 845-5956

### **Rapid Transit Update**

The recent public meetings on a proposed light rail system to be built along the Nickel Plate right-of-way has received considerable discussion in the local press and at public hearings held in the GACC area. The GACC board has been working with representatives of the 22 neighborhoods in the GACC area that will be directly affected by this proposal to provide input and feedback regarding the proposed rapid transit system.

The proposal to build a light rail rapid transit system is the outcome of nearly 10 years of study and public meetings conducted by the Metropolitan Planning Organization (MPO). GACC Vice-President Bob Lehnen has served on MPO's Rapid Transit Planning Committee for the past 4 years on MPO's current *Directions* study--<http://www.indympo.org/Plans/DiRecTionS/home.htm>. He has participated in visits to 3 cities in North America--Vancouver, British Columbia; Ottawa, Ontario; and St Louis, Missouri--to examine 3 transit technologies deemed suitable to the densities and distances of the Indianapolis 9-county planning region.

In June MPO proposed that the first leg of a regional transit system be built from Noblesville to downtown Indianapolis along the Nickel Plate railroad corridor using light rail technology. The light rail technology proposed for Indianapolis is a modern "street car" called DMUs (diesel multi-unit) that the committee road during its visit to Ottawa. These cars are quiet, fast, and comfortable and provide a cost-effective way for Indianapolis to start a rapid transit system that will eventually serve a 9-county area of central Indiana.

Modern transit systems like the one proposed for the Indianapolis region are designed for the "choice rider", people like those who live in the GACC area. They are people who own private vehicles and can

therefore choose to use or not use the transit system. In the day of \$4 gasoline, many people would like to have this choice.

MPO's recommendation for light rail will require that the region address how to build and maintain a transit *system*. The public agency that will build and operate a regional transit system is the Central Indiana Regional Transit Authority (CIRTA). Any transit system will include major investments in our neighborhoods--including the construction a feeder system of buses, sidewalks, paths, and bicycle paths as well as stations and other infrastructure that support the transit system. MPO's proposal includes the possibility of stations serving the GACC area at Castleton, 71<sup>st</sup> Street, 62<sup>nd</sup> Street, and near East Kessler Boulevard-56th Street. As a consequence, our neighborhoods will benefit from these investments in having better connectivity and quality of life. The other benefit that is most likely to occur is an increase in the value of properties near a transit stop (bus stop, station, etc.). For example, Vancouver transit authorities reported that once the transit system was in place, the neighborhoods served by the transit system experienced new investments in businesses and the value of the residences increased.

The GACC board has voted unanimously to support the use of light rail along the Nickel Plate corridor as the core transit technology for the region. It also voted to support the immediate improvement of the IndyGo bus system and the Inter-county Bus Service (ICE) presently serving Hamilton and Marion counties. The board also recommended that the pedestrian ways along key arteries in the GACC area (for example, 62<sup>nd</sup> Street and 71<sup>st</sup> Street) be constructed.

The MPO recommendation also included the possibility of using heavy rail (commuter rail) technology as a "start up" technology for a light rail system. Heavy rail is a modern version of the Fair Train that runs along the Nickel Plate during the State Fair. It is used successfully in larger cities such as Chicago, New Jersey-New York City, and Washington, DC but does not fit the densities and distances in the Indianapolis region.

The greatest opposition to MPO's rapid transit proposal focused on using heavy rail. Residents at several public meetings, while being supportive of a rapid transit system in general, objected to the use of any form of heavy rail along the Nickel Plate corridor. They expressed concerns

about the noise and vibrations associated with the heavy equipment, the safety issues for people living along the right-of-way and for people crossing the railroad at grade, the intrusions into the quality of life in their neighborhoods, and the (possible) negative effects on property values. The GACC board voted unanimously to oppose any use of heavy rail.

If you wish to provide input to the discussion about rapid transit, contact Ehren Bingaman, Executive Director, CIRT, at [ebingaman@cirta.us](mailto:ebingaman@cirta.us) . For comments or questions about this article, contact Dr. Bob Lehnen at [robert.lehnen@att.net](mailto:robert.lehnen@att.net) . Please use the phrase **RAPID TRANSIT COMMENTS** in your subject heading.