



July 2007 Public Land Use Meeting

Tuesday, July 10th, 2007, 7 pm. Epworth United Methodist Church--6450 Allisonville Road

MINUTES

Board members present: Lori Olivier, Keith Sims, Mark Dollase, Andy Seiwert, Rollin Rhea, and Don Melloy

Public Thank you and recognition of the service of **Betty Tuller**.

Update on the Oak Hill petition by Mo Profeta. Hearing is before the MDC on Wednesday, July 18th—Betty Tuller will attend/representing GACC.

Update on the Capri Restaurant. The restaurant has filed a revised property plan. George Krack with the Department of Code Compliance will keep GACC updated. 327-8462 or Gkrack2@indygov.org

Attached is an email with from board member Don Melloy sent to DPW staff regarding GACC's concerns/comments regarding the replacement of the bridge over Howland Ditch on Dean Road.

Wednesday, August 22 at the Junior Achievement Building GACC and DMD will host a Transportation meeting. 6-8 pm. More information will appear in the GACC newsletter.

***Should be noted that after this public meeting a member of the audience expressed his displeasure that the GACC board did not address the property tax increase. ***

Petition 2007-ZON-825 and 2007-VAR-825: 5802, 5804, 5806, 5858, 5860 and 5880 East 71st Street, 7201 Graham Road and 6161 East 75th Street. The Kroger Company, by Michael Quinn. Rezoning for 14.5 acres, from the C-3, C-4 and I-2-S Districts to the C-4 Classification to provide for regional commercial uses. Hearing: July 12th 2007, or possibly continued until July 26th before the Hearing Examiner. GACC board requests four commitments from the petitioner, Donna Carr: 1. No EVM sign on the property. 2. The existing billboard to be removed at the termination of the current/contract/lease. 3. Down ward lighting consistent throughout the property. 4. Privacy fence or dense plantings around the Maaco dealership to shield the vehicles from public view. The petitioner has requested a right in/right out turn lane on Binford Blvd. from DPW—traffic analysis is not complete. No position taken until the GACC board hears from the attorney regarding the commitments. The GACC board warmly welcomes the Kroger Company at this location.

Petition 2007-DV3-030: 6020 East 82nd Street. Simon Property Group by Joe Calderon. Variance of the Development Standards of the Sign Regulations to provide for the construction of a 56.75- foot tall, 635.82-square foot pole sign (maximum 40 foot height permitted), with a 368 square foot EVMS component or 57.8 percent of the total sign area (maximum 254 square foot or 40 percent of the total sign area permitted), being within 15 feet of a signalized traffic intersection (minimum 125 foot separation required). This is the second presentation by the petitioner. GACC board did not take a position at the June 12th Public Land Use meeting. Hearing: July 24th, 2007. Board requested that this be the only EVM sign on the Simon property. Also requested that the billboards on the property be removed at the termination of the leases. Requested that the sign be turned off after mall hours 2 am-6 am. Nearby independent business man was present and concerned/frustrated over the size of the proposed sign and its deleterious impact on his restaurant business (Castleton Grill). Evidently, this business has not been able to acquire the type of sign they desire. Petitioner's Sign has been lowered in height but continues to not meet the set-back requirements from the intersection. Should be noted that the petitioner is entitled/allowed a sign at this location—variance request now is for variance for set back and overall size of EVM component. Much discussion regarding commercial nature of this area. Discussion regarding safety/motorist distraction issues. Discussion regarding the precedent set by approving this type of sign (cutting edge vs. nuisance). Discussion regarding the fact that the board has voted to oppose EVM signs at other locations—are we fair? Discussion regarding wanting the mall/businesses to succeed—do signs impact sales, traffic, revenue. Motion by Keith Sims to not oppose. Second by Don Melloy. **Motion approved.** (3-2).

2007-DV2-036: 6509 North Keystone Avenue. Variance of Development Standards of the Sign Regulations to provide for the construction of a 24 foot tall, 140 square foot pole sign with a 40 foot EVMS component located within 85 feet of a protected district (minimum 600 foot separation required). Presented by Nancy Long, with A1 Expeditors. Staff is recommending denial. Hearing: Tuesday, July 17th, 2007. Discussion and comments by the board suggest that the major issue is that the proposed sign would be located across the street from a residential neighborhood. Motion by Keith Sims to oppose. Second by Andy Seiwert. **Motion carried.**

9 pm Adjourn

Thank you for attending!

The next Public Land Use meeting: August 14th at 7 pm.
Thank you to Epworth United Methodist Church.

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