



## September Public Land Use Meeting

Tuesday, September 12, 7 pm. Epworth United Methodist Church--6450 Allisonville Road

### MINUTES

Presentation by land use consultant Roger Kilmer with Baker and Daniels regarding **Petition 2006-PLT-037**: 7474 Allisonville Road. Approval of a Subdivision PLAT to be known as Schmidt Woods, dividing 7.23 acres into two lots. Mr. Kilmer reported that the petitioner agreed to no further subdivision of the property. But, that the property owner was requesting a waiver of sidewalks. Discussion that if the city wanted to install sidewalks on Allisonville Road or 75<sup>th</sup> Street at some point in the future—property owners would have to comply. **Motion** by Don Melloy **to support** the petition with the caveat that GACC stress in our letter our desire for sidewalks in our neighborhoods. Second by Rollin Rhea. **Motion approved.**

Presentation by attorney Joe Calderon with Bose/McKinney regarding 4141 **E 82nd Street and 8249 Dean Road**. Indianapolis Racquet Club. Re-zoning to C-S to allow for a redevelopment featuring C-1, C-3, and possibly a health club. Will require removal of some of the clay courts from the racquet club. Representatives from Maquina Realty, the developer were present. This petition is docketed for October 12, 2006. Comprehensive Plan calls for commercial/office buffer. Site is 6 acres. American Consulting Engineers have completed the hydrology study. The plan calls for a new stop light on 82<sup>nd</sup> Street. Representatives from Sycamore Springs were in attendance and agreed to meet with the developer and Mr. Calderon. Several proposed site plans were reviewed. GACC members: Mark Dollase and Don Melloy will represent GACC at these meetings. The petitioner will attend the October 10<sup>th</sup> Public Land Use meeting and GACC will take a position at that time.

Presentation by attorney Joe Calderon with Bose/McKinney regarding 4309, **4315 and 4343 East 62nd**. Three residential lots sandwiched between Eastwood Middle School and apartment complex. Petitioner is dentist, Jerome Cureton with a current office at 6132 Allisonville Road. Proposes to move his office to this new site as part of a larger retail/office development. Dr. Cureton was present and expressed his desire to work with the neighborhoods to improve this corner of the GACC area. Propose a C-3 designation for this site. Discussion regarding landscaping, lighting and traffic. This hearing is September 28, 2006. **Motion** by Daland Juberg **to support**. Second by Rollin Rhea. **Motion approved.**

Presentation by Amanda Gates, with Sign Craft regarding **2900 East 62<sup>nd</sup> Street**. Variance of Development Standards for an illuminated pylon sign. Seventh Day Adventist Church—petitioner. Petitioner's agent presented visuals of the proposed aluminum sign. Sign would be in a "V" shape to match the façade of the building and landscaped area. Former limestone sign has been incorporated into the new building structure. The proposed new sign will be 4 ft. tall, 115.18 square feet. Maximum 25 foot ground sign permitted. GACC board stressed the board's view on the importance of following zoning codes unless a hardship is presented. Representatives from the church stated that this sign with removal letters will afford them more opportunity to communicate with the neighborhoods. **Motion** by Mark Dollase **to oppose** the current sign proposal. Second by Rollin Rhea. **Motion carried.** Hearing Tuesday, September 26<sup>th</sup> 1 pm.

Peggy and Solomon Hu regarding **8035 North Allisonville Road**. Variance of Development Standards for a 288 sq. ft. storage shed built less than 5-feet from the property line. Regulation requires minimum of 5 ft. set back. Shed is constructed and is 12 feet by 24 feet long. Petitioners state it is used for storage. Petitioners explained that they had to move the shed during construction

due to the discovery of some pipes below ground that prevented them from digging the footings. The shed is 2-3 feet in violation. GACC board recommended that the petitioners request a continuance. And, use this additional time prior to the hearing to receive estimates on moving the shed and discovering more information regarding the function of the underground pipes discovered during its construction. GACC board took no action at this time.

Presentation by Mike Colter regarding his property at **4142 E. 65<sup>th</sup> Street**. Concerns regarding a .7 acre lot and barn abutting his property and it's current use. GACC board took no action on this matter as there is no petition before the board.

9:30 pm          Adjourn