

**GACC Meeting Minutes**  
**December 13, 2011**  
**Approved January 10, 2012**

**Board Attending:** Daland Juberg, Don Melloy, Mark Dollase, Steve Ferguson, Joe Goeller, Mike Manion, Doug McKee, and Rollin Rhea.

**Board Absent:** Donald Barr, Bob Lehn, Andy Seiwert

**Introduction of Board Members**

**Consideration of Petition 2011-HOV-021**

**General:** 4525 East 79<sup>th</sup> Street

**Petitioner/Agent:** Steve and Heather Douglas by Scott Schrader

**Request(s):** Variance of development standards of Dwelling Districts Zoning Ordinance to provide for a 23-foot tall, 1,11-square foot detached garage, connected to the existing dwelling with an open breezeway (20-foot maximum permitted), with a two-foot side and 29.4-foot aggregate side setback (30-foot minimum and 75-foot aggregate setback required).

New garage to be located exactly where the existing garage is located. Will be somewhat larger, making it a 3 car garage with a breeze way to the house. Petitioners noted that the new structure needs to be further from the east property line, however, it cannot be moved to the west due to the location of the septic system. Petitioner had sent notice to nearest 24 residences, and has received no negative feedback. It was also reported that a new issue had been raised by city planners concerning the amount of free space. Petitioner will seek continuance to address the free space issue. Board asked for a commitment that space above new garage will not be used for residential purposes, and petitioner agreed to include such a commitment. Mike Manion moved, Steve Ferguson seconded and motion approved. 8 - 0

**Presentation on current zoning designations in the GACC area**

**Mr. David Hittle, Senior Planner, Metropolitan Development Commission, will discuss current zoning designations in the GACC catchment area.**

David Hittle from MDC discussed position of MDC and Code Compliance regarding zoning issues on the west side of Keystone, north of Kessler Blvd. He had three copies of Northeast Quadrant of the comprehensive plan which he shared with us. We can purchase additional copies for each board member at \$2 each. If we wish to further clarify this issue, we should work toward creating a "corridor" designation for Keystone from Kessler to 82<sup>nd</sup>. Could do the same for 82<sup>nd</sup> to Binford Blvd. Keith Holdsbury, director of long range plans is the contact. Phone #327-5114. Mark Dollase. will contact him.

**Other Business**

Cindy Noe shared some concern about mass transit trains in light of the article in today's Indy Star. Discussion regard this was not new. She asked about our relationship with BRAGG. Board reviewed or relationship past and present.

Short discussion regarding making changes in our bank accounts. Don Melloy proceeded with contacting the bank regarding these changes.

Action items:

- 1) Joe Goeller will convert Newsletter to be a President's message, which will be provided by Daland for our annual membership drive in the near future.
- 2) Joe Goeller met with Joie Woods on Saturday, December 10th. She is a manager with First Title having knowledge of zoning codes. Joie expressed interest in talking with the Board screening committee. Don Melloy determined she has been on vacation.